

III.B Visual and Community Character

B. Visual and Community Character

Comment III.B-1:

With regard to the proposed development of the Yonkers waterfront, please understand that I, as a long-term resident of Ludlow Park, whose home faces the River, am concerned that the plans give great consideration to (a) making sure the waterfront project is designed to preserve the dramatic views of the Palisades and the Hudson that Yonkers residents, the many people traveling by on the train, and others currently enjoy, and (b) making sure that the waterfront project is designed to create a great public place on the River, which if done right will become a magnet for future economic prosperity.

(Paul Feinstein, Letter, 4/25/2008)

Response III.B-1:

Comment noted. The redevelopment of the waterfront project site transforms currently barren, formerly contaminated industrial properties into rehabilitated redeveloped parcels with dynamic residential buildings with expansive publicly accessible open space along the river's edge. Additionally, public parking spaces are proposed on the site to enable visitors to access the river. The two residential towers at Palisades Point are sited perpendicular to the Hudson River to minimize visual impacts. A detailed description of the visual impacts of the project can be found in Chapter III.B of the DEIS.

Comment III.B-2:

Although Scenic Hudson's primary interest is the waterfront, we also would like to share our thoughts on the River Park Center proposal, where there are visual impacts associated with the construction of two 50 story structures. From the description of impacts in the charts and the shadow studies in the DEIS, it is clear that the shadow impacts on several public open spaces and important natural features - including Manor House Park, St John's Episcopal Church and Getty Square, portions of the Bell-Place-Locust Avenue Historic District, War Memorial Park, Buena Vista Community Gardens and, most notably, much of the proposed riverfront park and all of the existing sculpture garden - will be in full shadow during significant portions of the day through much of the year. Additionally the neighborhood to the north of the proposed River Park Center will be in shadow most of the year because of the proposed buildings' heights. Even the proposed baseball field in the new development will be partly in shadow during large portions of each day because of the proposed 50-story tower to its south.

(James A. Slaughter, Director of Land Use Advocacy, Scenic Hudson, Letter, 5/1/2008)

Response III.B-2:

Comment noted. The shadow impacts from the Palisades Point development are detailed in Chapter III.B of the DEIS. As shown in Exhibits III.3-a through d and discussed in Table III-3.4, surrounding properties will receive shadows from Palisades Point for brief periods of the day as the sun sweeps east to west. The Palisades Point towers will not block light and air from nearby residents or the proposed publicly accessible open space.

Comment III.B-3:

What I would like to see is housing not so high because I am small. I don't want 25 stories, 12, 15.

(Ginger Keys, Resident, Public Hearing, 4/29/2008, Page 117)

Response III.B-3:

Comment noted.

Comment III.B-4:

The south side of the [PierPointe on the Hudson building, also known as the Scrimshaw House] currently has views of the Manhattan skyline and residents that live in the corners have views of both the Manhattan skyline and the Hudson River. How will views of the Hudson and Manhattan Skyline be impacted by the development and the proposed Prospect Street Bridge?

(Vincent Wilson, Representative, Scrimshaw House (Pier Point on the Hudson), Letter, 5/13/2008)

Response III.B-4:

Given concerns expressed by area residents and others, as well as cost factors, the proposed Prospect Street bridge has been eliminated from the Proposed Action. These concerns include issues of safety, security and traffic congestion for residents of the Scrimshaw House, and issues of potential impacts on the children's playground and parents' ability to drop-off their children at the Queen's Daughter daycare facility.

Views of the Hudson River from the Scrimshaw House should not be adversely affected since the proposed Project will be built to the south, rather than the west, of the existing building (PierPointe on the Hudson). Views of the Manhattan skyline from the windows on the south side of the existing building may be impacted by the new towers. Views from the Western facing windows will not be affected by the Project.

Comment III.B-5:

Will car headlights constantly illuminate the [PierPointe on the Hudson] building disturbing residents [as a result of the Prospect Street Bridge]?

(Vincent Wilson, Representative, Scrimshaw House (Pier Point on the Hudson), Letter, 5/13/2008)

Response III.B-5:

Given concerns expressed by area residents and others, as well as cost factors, the proposed Prospect Street bridge has been eliminated from the Proposed Action. These concerns include issues of safety, security and traffic congestion for residents of the Scrimshaw House, and issues of potential impacts on the children's playground and parents' ability to drop-off their children at the Queen's Daughter daycare facility.

Comment III.B-6:

What kind of lighting will illuminate the field during night games and activities? Will it be designed to be a) environmentally-sustainable and b) unobtrusive enough not to damage the quality-of-life of residents in the immediate vicinity?

(Aileen Kilcommon, Yonkers Rowing and Paddling Club, Letter, 5/19/2008)

Response III.B-6:

Page III.B-27 and III.B-28 of the DEIS detail the lighting that will be used for the ballpark. The lighting will be designed to minimize spillover light outside of the ballpark. As stated in the DEIS, the lighting for the field will be energy efficient.

Comment III.B-7:

CHICKEN ISLAND MALL: This is an 11-story mall that is at least 110' tall. By contrast, the Galleria and The Westchester are both 4-story malls. This structure is completely incompatible with the scale and architecture of the Yonkers downtown. It is vital to understand that the Mall replaces not just the current Chicken Island parking lot but all the stores on New Main Street as well. To the east along Nepperhan Avenue it extends up to the edge of the church and around to Palisades Avenue. This is a mammoth structure.

(Aileen Kilcommon, Yonkers Rowing and Paddling Club, Letter, 5/19/2008)

Response III.B-7:

Comment noted. The River Park Center development will be designed to be compatible with the architectural design of the existing neighboring buildings. In addition, River Park Center will contribute to the mixed-use nature of the downtown area and address the need for economic opportunities for employment and commercial activity to the extent practicable. Along New Main Street, for example, a number of shops and restaurants will be located along the street, providing a pedestrian friendly streetscape.

Comment III.B-8:

Will this structure compromise the light throughout the downtown? Ask the Council to pay particular attention to the shadow studies on Getty Square. This structure will be more than 75' taller than the residential buildings on Palisade Avenue and beyond.

(Aileen Kilcommon, Yonkers Rowing and Paddling Club, Letter, 5/19/2008)

Response III.B-8:

Comment noted. Detailed shadow studies are presented in Chapter III.B of the DEIS.

Comment III.B-9:

The 25 story towers on Parcels H&I are just too tall because they will cast permanent shadows to the east and west on the city streets and on the River.

(Aileen Kilcommon, Yonkers Rowing and Paddling Club, Letter, 5/19/2008)

Response III.B-9:

Comment noted. Detailed shadow studies are presented in Chapter III.B of the DEIS.

Comment III.B-10:

The 25 story towers on Parcels H&I are just too tall because they will block light and air from the city residents.

(Aileen Kilcommon, Yonkers Rowing and Paddling Club, Letter, 5/19/2008)

Response III.B-10:

Comment noted. The shadow impacts from the Palisades Point development are detailed in Chapter III.B of the DEIS. As shown in Exhibits III.3-a through d and discussed in Table III-3.4, surrounding properties will receive shadows from Palisades Point for brief periods of the day as the sun sweeps east to west. The Palisades Point towers will not block light and air from nearby residents.

Comment III.B-11:

The parking garages at Palisades Point are, to judge from the developer's illustration, the most prominent feature of the project when viewed from the river. Any devices to soften their prominence, either by architectural modifications or landscaping should be employed.

(Gerard Wilson, Letter, 5/20/2008)

Response III.B-11:

Comment noted. It is not anticipated that the parking garages will be the most prominent feature of the development when viewed from the River. Instead, the garages will be wrapped with residential "wings" that will be conceal the presence of the garages when viewed from the Hudson River. Additionally, the residential uses in the two towers will be the most prominent features from the River. These towers are perpendicular to the River, minimizing their effect on view corridors. In addition, landscaping and tree plantings will be used to soften the impact of the development from the water.

Comment III.B-12:

The visual impacts from the proposed development of the Palisades Point would adversely affect the views enjoyed by nearly two hundred thousand people who are engaged in recreation or tourism on the Hudson River and the Alpine Boat Basin, Alpine Lookout, a parking area provided for scenic views of the Palisades Interstate Parkway, the latter of which is nearly across the Hudson River from the project site. While the DEIS states that two buildings at Palisades Point are perpendicular to the Hudson River, thereby minimizing visual impacts and maintaining view corridors, the overlapping, or what we call vertical blind effect, will actually obliterate some of the views from most directions. It appears that the applicant believes that two modern

aesthetic pleasing residential towers sited perpendicular to the Hudson River protect and enhance and improve visual quality and resources. Their perpendicular orientation notwithstanding, the 25 story towers are twice the height of the adjacent Scrimshaw House, and three times the height recommended in the 1998 Downtown Master Plan. This creates dominant visual elements far beyond the scope of anything found currently on the waterfront, and it also would have a blight on views from those not only as I said from the Palisades Park, but on traveling along in terms of the Hudson River by train. We advocate for the continued use of the Downtown Master Plan, and we would also advocate for the continuing process in terms of moving the daylighting of the Saw Mill River forward.

(James Slaughter, Director of Land Use Advocacy, Scenic Hudson, Public Hearing, 4/29/2008, Page 225-227)

Response III.B-12:

Comment noted. The Palisades Point towers will be visible from the Hudson River and from areas on the western shore of the River and views from certain areas would be blocked as a result of the Proposed Project. In the opinion of the Applicant, however, these buildings will not adversely affect the views from those locations—rather, the new development will create new iconic and visually appealing views. Additionally, the current barren property partially comprised of surface parking that once contained industrial users will be replaced with green open space along the water's edge with landscaping and tree plantings. As noted on Exhibit III.B-3h of the DEIS, an analysis was prepared that indicated the extent of the viewshed associated with the proposed Palisades Point portion of the Proposed Action. Exhibits III.B-4a through 4c provides a depiction of the Palisades Point project in context with the surrounding area. As indicated on Exhibit III.B-2e of the DEIS, the Prospect Street view corridor to the Hudson River and the Palisades remains unobstructed. The visual impact relative to the height of the proposed buildings relates to the existence of the residential neighborhood to the east. Based on USGS information, the Palisades Point site is at elevation ± 6 feet, an eight story building would rise to approximately elevation 90 feet. USGS information lists adjacent neighborhood street elevations to the east as Buena Vista elevation ± 45 feet, Hawthorne Avenue ± 85 feet, Riverdale Avenue ± 55 feet and Broadway elevation ± 85 feet. In the Applicant's opinion, the construction of an eight story building, consistent with that outlined in the Downtown Master Plan, would block selected views from points east of the site.

Comment III.B-13:

People talking about the view. I was at a major meeting at the Third Precinct. A whole bunch of people who live on Park Hill, they live up on the hill. The 50 story building is not going to block their view. I can see the Tappan Zee Bridge from my seventh floor apartment on Riverdale Avenue.

(Mike McBride, Public Hearing, 4/29/2008, Page 231)

Response III.B-13:

Comment noted.

Comment III.B-14:

Do 50 stories bother me? Not really. When I talk to my college aged children's friends, where are they moving? Going to Hoboken and going to Jersey City. Why are they going there? Because it's hot to live there. Sure, there is low income around it, but there is great restaurants, great apartments, it's hot, it's where they want to be.

(Patty Breen, Resident, Public Hearing, 4/29/2008, Page 242-243)

Response III.B-14:

Comment noted. The design of the Proposed Project is partially the result of studying other urban redevelopment projects in cities such as Hoboken and Jersey City.

Comment III.B-15:

The draft EIS provides a visual impact analysis which assesses a number of viewsheds from across the city, as well as from across the Hudson River. This analysis concentrates on an assessment of building bulk, height and massing; the analysis does not address building material, design or architectural treatment in detail or in a consistent manner. It appears that such aspects of the proposed structures are not yet defined. If this is the situation, then the EIS should very specifically clarify the scope of the analysis so that decisions resulting from this SEQR process are not based on assumptions and expectations generated by the visual images in the report when in fact there is no specific commitment at this time to design details.

(Westchester County Planning Board, Westchester County, Letter, 5/29/2008, Page 18)

Response III.B-15:

The material details and design of the proposed buildings have not yet been defined, however the DEIS clearly outlines that the proposed buildings designs will be compatible with the existing built context. Final details regarding materials and design of the proposed buildings will be determined in coordination with the City of Yonkers' Planning Board during the Site Plan Review process and comply with all relevant City Codes and Ordinances. The Site Plan Review process provides an opportunity for the City to comment on the materials and design of the proposed buildings, including issues such as glare and reflected sunlight. Such issues cannot be determined until the design of the proposed buildings is more fully developed. Additionally, wall materials, glazing and the overall thermal concept of the building envelope will be designed to achieve current energy standards and to incorporate passive heating and cooling measures where possible.

Comment III.B-16:

1. Conflicting information and renderings. The draft EIS contains multiple renderings for elements of the project that are substantially different. For example, the Government Center garage is presented in two renderings that look very different. In addition, statements in the draft EIS about the visual form of the proposed project also conflict. For example, statements such as: "Palisades Point is proposed to use a brick and/or glass facade treatment along the waterfront that is consistent with the Scrimshaw House" indicate that no commitment is being made at this time to any particular material for the proposed buildings. The draft EIS describes the proposed

"Carnegie Building" as intended to "evoke the old Carnegie Library that formally occupied the corner opposite the site" which is described as constructed with "stone facing". The renderings show a modern-style steel and glass tower.

(Westchester County Planning Board, Westchester County, Letter, 5/29/2008, Page 18)

Response III.B-16:

The material details and design of the proposed buildings have not yet been defined, however the DEIS clearly outlines that the proposed buildings designs will be compatible with the existing built context. The Palisades Point exterior will combine architectural details of the Scrimshaw House, Hudson Park development, and new elements so the buildings have a unique look and feel while aesthetically complimenting the existing structures. The Carnegie Building will incorporate both "stone facing" in the tradition of City Hall and the former Carnegie Library as well as new elements including glazing to capture the panoramic views. Final details regarding materials and design of the proposed buildings will be determined in coordination with the City of Yonkers Planning Board.

Comment III.B-17:

2. Lack of information for: project elements. Certain aspects of the project have no renderings or other visual details in the draft EIS. As a consequence, their visual impacts are not addressed. For example, there are no pictures of the proposed Palisades Avenue Office Building or the other office component building of River Park Center. This is of concern as the lower six floors of the Palisades Avenue Office Building would be a parking structure. Renderings and visual information were also not provided for the side of Palisades Point that faces away from the river.

(Westchester County Planning Board, Westchester County, Letter, 5/29/2008, Page 19)

Response III.B-17:

The DEIS provides over 150 graphic exhibits showing building design, placement and impacts in the Project Description and Visual and Community Character chapters. While a good faith effort has been made to provide as accurate visual and textual description of the proposed Project as possible, it is understood that further design details remain to be defined. These include various aspects of the proposed buildings such as the portion of the Palisades Point buildings that address the Metro-North railroad tracks, the point raised in this comment, as well as the Palisade Avenue Office Building. The DEIS clearly outlines in the chapters mentioned above that the proposed buildings will be compatible with the existing surrounding context, and the Applicant's architect will respond appropriately to these conditions as the project moves through the design development phase. Final details regarding materiality of the proposed buildings and other contextual responses will be determined in coordination with the City of Yonkers' Planning Board during the Site Plan Review process.

In addition, a graphic has been provided as part of this FEIS showing a conceptual design for the Palisades Avenue Office Building (see Exhibit II-16 in this FEIS).

Comment III.B-18:

Also, the potential visual impact of the new bridge over the train tracks is not addressed. This bridge could impact adjacent properties as abutments may need to be constructed and the grading of the surrounding area changed.

(Westchester County Planning Board, Westchester County, Letter, 5/29/2008, Page 19)

Response III.B-18:

Given concerns expressed by area residents and others, as well as cost factors, the proposed Prospect Street bridge has been eliminated from the Proposed Action. These concerns include issues of safety, security and traffic congestion for residents of the Scrimshaw House, and issues of potential impacts on the children's playground and parents' ability to drop-off their children at the Queen's Daughter daycare facility.

Comment III.B-19:

3. Screening of parking garages. The draft EIS describes a façade for the project's parking garages that would incorporate "a metal tube system and steel mesh panels" to mimic windows. According to the draft EIS, this is being done "in order to lessen the scale of the structure." We question that this type of design treatment will lessen the appearance of the physical scale of a large parking structure. While better than simply having a parking garage with no screening, experience with similar garage designs in Westchester County has shown that mock windows alone do not encourage street activity or lessen the appearance of physical scale of the garage.

(Westchester County Planning Board, Westchester County, Letter, 5/29/2008, Page 19)

Response III.B-19:

It is true that a metal tube and steel mesh panel façade treatment will not lessen the appearance of the scale of the parking structure. The desired result is to: a. Infill the grade level parking structures with retail liners to activate the street; b. Treat the upper levels of the parking structures with a façade treatment that is aesthetically interesting and provides light and air into the garage; c. Incorporate vertical and horizontal building elements to break down the scale of the parking garage massing. In addition, the parking garages at Palisades Point will have landscaped gardens and recreational amenities for the residential units.

Comment III.B-20:

Screening of rooftop mechanicals. As part of a program to improve the visual impacts of rooftops, we also recommend a screening program for all rooftop mechanicals on low-rise builds, preferably with green roof elements to obtain the benefits described above.

(Westchester County Planning Board, Westchester County, Letter, 5/29/2008, Page 19)

Response III.B-20:

Rooftop mechanicals on the two (2) towers will be housed in the building massing and will be given special design attention as they will become iconic elements within the city skyline. The podium mechanical units will be located in several different locations on top of the podium and

will be housed under the bleachers and behind the homerun fence in several locations. The mechanical units on the office buildings will be screened where visual mitigation is required.

Comment III.B-21:

6. Landscaping plan. The draft EIS does not include information about a comprehensive landscaping plan. Given the visual impact of the project, particularly with the proposed parking garages, a landscaping plan could be an effective way to mitigate some of the visual impacts. We recommend that the landscaping plan include a specific tree planting plan so as to ensure that the provision of street trees is explicitly addressed in relation to public spaces, sidewalks and street frontage.

(Westchester County Planning Board, Westchester County, Letter, 5/29/2008, Page 19)

Response III.B-21:

Designed landscaping is proposed in appropriate locations throughout the project sites. These are shown and discussed in Chapter II Description of the Proposed Action of the DEIS. Specifically, see pages II-18, II-27, II-32 and Exhibits II-10 through II-13, II-23 through 26, and II-41 through II-45. A detailed landscaping plan will be presented to and reviewed by the City of Yonkers Planning Board during the Site Plan Approval process and comply with all City Codes and Ordinances.

Comment III.B-22:

7. Reflections. The draft EIS should address the potential for sunlight reflection off the proposed new buildings and, where reflective surfaces may be proposed, identify effective mitigation. Recently constructed high-rise, glass-covered buildings have produced day-long harsh glare impacts throughout downtown White Plains.

(Westchester County Planning Board, Westchester County, Letter, 5/29/2008, Page 19)

Response III.B-22:

Comment noted. This matter will be addressed as part of final plan approval.

Comment III.B-23:

The proposed project involves a number of aspects which must be carefully planned in order to result in an active, hospitable streetscape for pedestrians. The fact that a number of large parking garages are proposed to occupy the first several levels of several structures with street frontage may create building masses which defeat creating an attractive walkable downtown urban environment.

(Westchester County Planning Board, Westchester County, Letter, 5/29/2008, Page 20)

Response III.B-23:

Careful attention has been given to creating an attractive and walkable downtown environment. In addition to landscaping treatment along building frontages and publicly accessible open

spaces, buildings and garages along primary pedestrian walkways and streets are fronted at the street level with active uses such as retail spaces and restaurants. For example, along New Main Street, the proposed Government Center Garage has a line of active uses at the street level with parking above and behind these uses. Additionally, the facades of the proposed garages, for example, are architecturally designed to look like building rather than open parking garages as shown in Exhibits II-41 and II-42 of the DEIS.

The retail frontages and/or publicly accessible open spaces that occur along the periphery of River Park Center provide interest and destinations for pedestrians. This will be most pronounced along New Main Street, where the retail/restaurant frontages and sidewalk improvements will establish a primary pedestrian connection from the existing downtown shopping area in Getty Square to City Hall and the Cacace Center. Combined, the New Main Street frontages and the anticipated Larkin Plaza improvements will formalize the pedestrian route from the Yonkers Metro-North Station to the proposed ballpark, bringing substantial foot traffic through Getty Square and past many local off-site retail establishments.

Comment III.B-24:

2. Reliance on pedestrian bridges. The draft EIS describes the provisions of several pedestrian bridges as well as "sky lobbies" for the residential buildings. Pedestrian bridges connecting parking structures with buildings containing retail, entertainment facilities or apartments remove foot traffic from the sidewalks at street level, creating an insular environment for those who arrive to the site by private automobile. Such separate connections have been proven to reduce street activity, not enhance the urban environment. In special situations, such as the exiting bridge across the very wide Nepperhan Avenue, grade-separated pedestrian crossings are desirable. However, we question the reliance on additional pedestrian "skyways" if a goal of the City is to increase pedestrian activity at the street level.

(Westchester County Planning Board, Westchester County, Letter, 5/29/2008, Page 20)

Response III.B-24:

As discussed on page II-22 and II-23 of the DEIS, the "sky lobbies" for the residential towers are accessible from the parking levels and from the street (see Exhibits II-35 through II-37). Residents and visitors of the West Residential Tower will park in a separated area in the Government Center Garage, and therefore a sky-bridge across New Main Street is proposed simply as a matter of convenience and security for these residents. Access from the street to both residential towers is provided through street-level elevator lobby/entrances that will bring residents and visitors directly to each building's sky lobby. Providing upper level "sky lobbies" instead of street level lobbies offers two advantages. First, visitors and residents accessing the buildings from different parking levels will all be directed to a common entrance point. Second, providing sky lobbies allows for retail and commercial uses to be located at the street level. Additionally, upper level lobbies do not consume street level frontage for amenities such as a concierge station and a lounge/waiting area. This model has been used successfully in other locations including the Marriot Marquee in Times Square, New York, as a means to provide tenants and residential visitors with added security. By providing a small reception area at the street and the primary lobby above the street and closer to the residences, security is more easily controlled and monitored.

Comment III.B-25:

3. Location of amenities. Several proposed outdoor amenities, designed to encourage street activity, may not be effective given their location next to high-volume, high-speed roadways, such as the Yonkers/Nepperhan Avenue arterial. For example, a proposed outdoor amphitheater is proposed for the corner of Nepperhan Avenue and New Main Street, one of the busiest intersections associated with the project. It is unclear how "friendly" such a facility will be for the proposed uses as either an "outdoor classroom" or as a "theater-in-the-round" for live music and performances.

(Westchester County Planning Board, Westchester County, Letter, 5/29/2008, Page 20)

Response III.B-25:

The site-specific conditions of the location of outdoor amenities were considered in the planning for usable outdoor space in the Proposed Project. Many outdoor amenities in neighboring New York City are adjacent to high-volume, high-speed roadways but still are effective venues for live music and performances. Bryant Park and Lincoln Center's Damrosch Park are all in close proximity to vehicular traffic but utilize grade differentials and/or landscaping for the creation of usable outdoor venues similar to those proposed for River Park Center.

Comment III.B-26:

I applaud and endorse Councilwoman McDow's request for a 3D rendering to scale the entire downtown and waterfront, because I feel certain that the people of Yonkers, even some of those who currently think this is a good idea, would be horrified if they could actually see what an 11 story mall with a ballfield and two 50 story towers on top of it looks like. Do we really want a structure that is over 600 feet sticking up over the seven hills of Yonkers? Do people realize how far it could be seen and how ugly it would look and how out of context it is with the city? To put it in perspective, that is double the height of Park Hill which it flanks. My family came to Yonkers to escape tall buildings, not to live in their shadows.

(Michelle Jacobs, Resident, Public Hearing, 5/13/2008, Page 33-34)

Response III.B-26:

Comment noted. The proposed zoning calls for a maximum building height, excluding the mechanical penthouse, of 525 feet. The proposed buildings at River Park Center are 38 stories on top of an 11 story podium with a total height of 500 feet, excluding the mechanical penthouse. See also Responses GA-32, III.A-37, LA-35.

Comment III.B-27:

Why is it the plans, or most of the plans show the bottoms of the buildings? We've never seen them in the context of what is actually here.

(Michelle Jacobs, Resident, Public Hearing, 5/13/2008, Page 35)

Response III.B-27:

The proposed buildings are presented and described in several forms in the DEIS: in plans, perspectives/renderings and in text. Generally, these are shown in context of surrounding buildings and streets. See Exhibits III.B-2a-k, III.B-4a-d, III.B-4f-g, III.B-4o of the DEIS.

Comment III.B-28:

The hills that give Yonkers its tremendous character are around 300 or 350 feet above sea level. These towers would be twice as high as those hills, which means they would be visible not just from downtown but from Cross County and other distant points. It's one thing to look at the distant Manhattan skyline from the heights of Dunwoodie golf course. It would be another thing for us to have skyscrapers looming right in our faces and casting long shadows across our streets.

(Barrymore Scherer, Public Hearing, 5/13/2008, Page 42)

Response III.B-28:

Comment noted. The DEIS shows ten existing and proposed views of the project from locations throughout the City. These views are key mapped in Exhibit III-B.2a and presented in Exhibits III.B-2b through k.

Comment III.B-29:

The request to change in River Park Center and the Cacace Center to allow for a height change as previously recommended, to put ten stories on top of-- change from being ten stories to 50 stories which is on top of that 11 story podium, and whatever roof appurtenances that would accommodate architectural trends, there is no urban planning rational for that, and I dare say there is no real vision.

(Barbara Howard, Public Hearing, 5/13/2008, Page 58)

Response III.B-29:

Comment noted. The proposed residential towers at River Park Center are 50-stories in total, comprised of 11-stories of retail, restaurant and parking plus 39-stories of residential uses above. This would result in a maximum building height of 500 feet high, measured from street level. In addition, each building would have a ± 24.0 foot high mechanical penthouse, as shown in DEIS Exhibits II-38 and II-39. The rooftop mechanical penthouse space rising above the 49th floor will be unoccupied. See Exhibits II-38 and II-39. See also Response LA-8.

Comment III.B-30:

These are impacts in terms of aesthetics, in terms of shadows, in terms of community character. We believe that the development creates impacts for which the DEIS does not fully count in this regard and we also believe there are alternative actions that meets beyond those described in the DEIS and should more effectively address these impacts.

(Gavin Kearney, Esq., Representative, Yonkers Alliance for Community Benefit, Public Hearing, 5/13/2008, Page 67-68)

Response III.B-30:

Comment noted.

Comment III.B-31:

The waterfront is not a place that I felt comfortable frequenting in a very, very long time. The new development will allow us to showcase Yonkers as the wonderfully culturally diverse economically sound invigorating city that many people want to visit.

(Kelly Chiarella, Resident, Public Hearing, 5/13/2008, Page 74-75)

Response III.B-31:

Comment noted. The design of the Proposed Project is to leverage the City's existing strengths and create additional points of interest and economic benefits in the downtown.

Comment III.B-32:

Views. We do have some view concerns on the north and eastern part of the building, how will they be affected, excuse me the southern part, how will they be affected by the new development? And the interim plans during the construction.

(Vincent Wilson, Representative, Scrimshaw House (Pier Point on the Hudson), Public Hearing, 5/13/2008, Page 150)

Response III.B-32:

Views of the Hudson River from the Scrimshaw House should not be significantly affected since the proposed Project will be built to the south, rather than the west, of the existing building (PierPointe on the Hudson). Views of the Manhattan skyline from the windows on the south side of the existing building may be impacted by the new towers. Views from the Western facing windows will not be affected by the Project.

Given concerns expressed by area residents and others, as well as cost factors, the proposed Prospect Street bridge has been eliminated from the Proposed Action. These concerns include issues of safety, security and traffic congestion for residents of the Scrimshaw House, and issues of potential impacts on the children's playground and parents' ability to drop-off their children at the Queen's Daughter daycare facility.

Comment III.B-33:

Privacy. How high will the bridge be and how close to the building will it be? Will pedestrians and passengers and cars be able to look into our window?

(Vincent Wilson, Representative, Scrimshaw House (Pier Point on the Hudson), Public Hearing, 5/13/2008, Page 151)

Response III.B-33:

Given concerns expressed by area residents and others, as well as cost factors, the proposed Prospect Street bridge has been eliminated from the Proposed Action. These concerns include issues of safety, security and traffic congestion for residents of the Scrimshaw House, and issues of potential impacts on the children's playground and parents' ability to drop-off their children at the Queen's Daughter daycare facility.

Comment III.B-34:

Car lights. Will the bridge be close enough to the buildings so that when the cars are coming down the bridge, will they be reflecting onto the building?

(Vincent Wilson, Representative, Scrimshaw House (Pier Point on the Hudson), Public Hearing, 5/13/2008, Page 151)

Response III.B-34:

Given concerns expressed by area residents and others, as well as cost factors, the proposed Prospect Street bridge has been eliminated from the Proposed Action. These concerns include issues of safety, security and traffic congestion for residents of the Scrimshaw House, and issues of potential impacts on the children's playground and parents' ability to drop-off their children at the Queen's Daughter daycare facility.

Comment III.B-35:

Our shore lines could be breathtaking instead of average and generic. Cities all over the world define themselves through great architecture and a rich active cultural life. We should look at our waterfront as a pallet created by different artists and architects. I propose where possible that the developers hold international competitions among the young architects, the up and coming Calatropa's, Gehry's and Richard Meyers of this world by tapping into the abundant talents of young architects with fresh ideas, Yonkers increases the chances of generating a unique skyline with more tried and true architecture and reflected in Westchester, and any typical development.

(Barbara Segal, Public Hearing, 5/13/2008, Page 164-165)

Response III.B-35:

Comment noted.

Comment III.B-36:

If we build these high-rises on our waterfront, the way that I see the plan, we won't have any light. You will be taking away our air. If you have little corridors to see the water, that is not why you were elected. You were elected for us, for our quality of life. You were not just elected to see how many buildings you could build. It hurts me to know that this beautiful waterfront might be blocked by these monstrosities, and why? Just because the developers want to do it. We can find a happy median.

(Susan Weisfeld, Business Owner, Public Hearing, 5/13/2008, Page 169-170)

Response III.B-36:

Comment noted.

Comment III.B-37:

We are also told that the towers will be perpendicular to the river, and this will not impact the views on the Palisades, but this is pretty faulty. Basic, I think it's geometry, says that the only time it isn't going to impact the view is when you are standing directly in front of the tower. The views from north, south, particularly upland and inland are going to be distinctly impacted. Incidentally, one photo on page 17 of Part Six in visual character shows the view from Southerland Park to the southwest away from the proposed towers. I think they made a mistake.

(Gail Averill, President, Park Hill Land Conservancy, Inc., Public Hearing, 5/13/2008, Page 187)

Response III.B-37:

Comment noted. The proposed residential towers at Palisades Point are oriented perpendicular to the Hudson River in an effort to minimize visual impact and maximize view corridors toward the Hudson River for Yonkers' residents. from locations immediately east of the proposed project The proposed buildings are more likely to block views looking southwest or northwest from locations north and south of the building respectively (see Exhibit III.B-4b and III.B-4c).However views of the Hudson River toward the west from these locations north and south of the project will not be affected. The DEIS presents visual analysis of 15 view corridors in the City of Yonkers and analysis of views from 17 community resources around the City. These are key mapped in Exhibit III.5-a and presented in Exhibits III.5-b through k and III.6-a through o. The proposed photo simulation of the view from Sutherland Park presented in Exhibit III.B-2d is a fair and accurate representation of the Proposed Project.

Comment III.B-38:

As previously stated, Scenic Hudson supports the economic revitalization of the City waterfront and central business district. However, we believe that new buildings should not dwarf the height and scale of existing development. Unfortunately that is what is proposed in the DEIS. We have strong concerns about how the development will impact views to and from the City, cast shadows over adjacent streets, and generate traffic through environmental justice neighborhoods.

(Jeff Anzevino, Senior Regional Planner, Scenic Hudson, Public Hearing, 5/13/2008, Page 208-209)

Response III.B-38:

Comment noted.

Comment III.B-39:

Everyone understands the Palisades importance as a backdrop to the City of Yonkers. The Palisades has been designated a natural landmark and are listed on the National Register of Historic Places. Views to and from this magnificent rock formation are important, experienced by hundreds of thousands of people annually. These views would be severely impacted by the 25 and 50 story buildings. The DEIS proposes no mitigation for the 50 story towers at Chicken Island, and the mitigation proposed at parcels H and I siting buildings perpendicular to the Hudson River is insufficient to avoid minimize or reduce impacts as required by New York State's SEQRA law. Further, views from upland Yonkers neighborhoods will also be blocked by these tall buildings.

(Jeff Anzevino, Senior Regional Planner, Scenic Hudson, Public Hearing, 5/13/2008, Page 209-210)

Response III.B-39:

The landscape design of the open spaces of the Project will provide mitigation for the visual impacts of the Project. The two buildings at Palisades Point are perpendicular to the Hudson River, thereby minimizing visual impacts and maintaining important view corridors. The height of these buildings and those at Cacace Center and River Park Center is appropriate in a downtown center, and leaves opportunities for significant areas of publicly accessible open space, both along the Hudson River and the daylighted Saw Mill River at River Park Center. See also Response III.B-37.

Comment III.B-40:

In addition to the building's visual impacts, the shadows they cast would impact several public open spaces and important natural features. Perhaps most notably, most of the riverfront park and the entire existing sculpture garden will be in full shadow during significant portions of the day during much of the year.

(Jeff Anzevino, Senior Regional Planner, Scenic Hudson, Public Hearing, 5/13/2008, Page 210-211)

Response III.B-40:

The DEIS presents a series of shadow studies for Palisades Point, River Park Center and Cacace Center for four analysis days: March 21—the vernal equinox, which is equivalent to September 21—the autumnal equinox, May 6—the midpoint between the equinox and the longest day of the year, June 21, and December 21—the shortest day of the year (refer to Exhibits III.B-3a through d). These studies illustrate potential shadow impacts at three points in time during the day: 9:00 AM, Noon and 3:00 PM—as well as the solar path from west to east on which the shadows are expected to travel through the day. The estimated impacts during these times are discussed in Tables III.B-3.2 through 3.4. Given the location of the buildings on the site and the site's north-south orientation, the analysis suggests that the riverfront park and sculpture garden will receive partial shade from the proposed buildings up until about noon on each of the days analyzed.

Comment III.B-41:

In the Netherlands where I grew up, as in all other European countries, almost any town or city as old as Yonkers has a genuine city center or town center, a hub where people gather, where events take place, a market, a park, a harbor place, a church square and it defines the town. Those places are referred to when people talk to each other to meet. If your in Amsterdam, people will say let's meet for a beer or, you know, when you have a bachelor, party let's meet at the dum, then we will go and take it from there, and I am just sad to see that at least I don't see it, there is no urban vision in this plan whatsoever. Everything seems to be built to the very maximum.

(Heista De Vries, Resident, Public Hearing, 5/13/2008, Page 226-227)

Response III.B-41:

River Park Center provides approximately 3.0 acres of publicly accessible open space in the form of a "riverwalk" in the heart of downtown Yonkers. The "riverwalk" is comprised of the daylighted Saw Mill River bordered by landscaped retail, dining, and office space. The "riverwalk" provides a wide variety of outdoor environments as described on pages II-16 through II-19 of the DEIS. The corner of Nepperhan Avenue and New Main Street is marked by stepped section which provides a major pedestrian access point and a casual amphitheater space that can also be used as an outdoor classroom (see Exhibit II-11 of the DEIS). This theater-in-the-round will be suitable for a wide variety of live outdoor events including live music and performances. The corner location of this amphitheatre allows the primary corner of the site to remain visually open to the surrounding urban context. Its openness provides broad pedestrian access via the plaza that surrounds the amphitheatre. It is envisioned that this open space will provide an identifiable public meeting location.

Comment III.B-42:

However, in Yonkers we have an east to west portion that is along Ashburton Avenue where you guys are redeveloping now, and with this project is going to affect our viewshed with this 50 story building.

(Joseph Kozlowski, Board Member, Friends of the Old Croton Aqueduct, Public Hearing, 5/13/2008, Page 247)

Response III.B-42:

See Response III.B-37.

Comment III.B-43:

We currently have a view that extends of New York City from Citicorp. We see the top of the Chrysler Building. We see the Empire State Building, and then all the way across the George Washington Bridge, and of course up the river.

(Gary Weinberg, Resident, Public Hearing, 5/13/2008, Page 257)

Response III.B-43:

Comment noted.

Comment III.B-44:

I marked off, just to get a feel what would be blocked by the 25 story building at the waterfront, and without going into a lot of detail, what it shows here, I will summarize it, that when we look at the building at Glenwood, it extends to, or appears to extend a little bit from what we see as the right side, the western most to beyond the left side, the eastern most which blocks part of what we see in the city on both sides. Fortunately it doesn't appear, and I say appear because my mapping skills aren't perfect with everything that I pulled together, to go as far as the Empire State Building from where we are. The point is, that this is an area that affects property values. It affects the views. It affects the City of Yonkers and it needs to be considered as that view corridor all the way down to the City.

(Gary Weinberg, Resident, Public Hearing, 5/13/2008, Page 259-260)

Response III.B-44:

See Response III.B-37.

Comment III.B-45:

The two 50 story residential towers sitting on the River Park Center 6 story platform appear to have major significant visual impacts from a number of street and visual locations, however the these significant impacts do not seem to be raised in the DEIS. Also the only documents within the DEIS that clearly show the height and massing of the two towers with respect to the River Park center are Exhibit II – 38 and II – 39. Since these two buildings pierce the skyline of Yonkers at 582' and 599' they will be the two tallest buildings by more than 100% of any other building in Downtown.

(Sharon Ebert, Deputy Commissioner of Planning and Development, City of Yonkers, E-mail, 5/22/2008)

Response III.B-45:

Comment noted. In the Applicant's opinion, sufficient visual representation and analysis of the proposed Project is provided in the DEIS and FEIS. See also Responses III.B-37, LA-35.

Comment III.B-46:

I am most emphatically in favor of the monstrosity being proposed for Chicken Island. Why destroy the views of the Hudson and the Palisades for all of us living in the hills of Yonkers?

(Nancy Sarmast, E-mail, 5/28/2008)

Response III.B-46:

Comment noted.

Comment III.B-47:

Views – The south side of the building currently has views of the Manhattan skyline and residents that live in the corners have views of both the Manhattan skyline and the Hudson River. How will views of the Hudson and Manhattan Skyline be impacted by the development and the proposed Prospect Bridge?

(Kimberly Lopez, Resident, E-mail, 5/30/2008)

Response III.B-47:

See Response III.B-4.

Comment III.B-48:

I have similar fears for the 50-foot towers, which are much too big for Yonkers. It's my opinion that these will look grotesque and destroy the look and feel of historic Yonkers.

(Amy Litt, Resident, E-mail, 5/29/2008)

Response III.B-48:

Comment noted.

Comment III.B-49:

Yonkers is a city of hills; has anyone calculated just how tall the two 50-story towers atop the 11-story mall will sit as compared to the heights of our hills? What views will be lost? How small will City Hall appear in comparison?

(Michelle Jacobs, Resident, E-mail, 5/29/2008)

Response III.B-49:

Three digital viewshed analyses were generated to determine areas within the City of Yonkers that under worst-case conditions could have a clear line of sight to the proposed Project. These areas are represented by shaded areas in Exhibits III.B-3f, III.B-3g and III.B-3h for each Project site—River Park Center, Cacace Center and Palisades Point respectively. These analyses are discussed in detail on pages III.B-17 through 19. The worst-case analyses account for topography in Yonkers but do not account for vegetation and buildings that may block views to the project from various vantage points. The proposed project is shown in relation to City Hall in the following exhibits: III.B-2b, III.B-2d, III.B-2h and III.B-2j. Please note that the 50 stories includes the podium. See also Response III.B-37.

Comment III.B-50:

I would like to see decorative bridges along the Riverwalk reflecting the multi-cultural character that currently exists in the downtown area. I would like to see a person of color be considered for the projects.

(Patricia McDow, City Council Member, City of Yonkers, Letter, 5/30/2008)

Response III.B-50:

Comment noted.

Comment III.B-51:

Would you be willing to change the frontage of the remaining stores so that the over appearance of the Plaza would be consistent?

(Patricia McDow, City Council Member, City of Yonkers, Letter, 5/30/2008)

Response III.B-51:

The Applicant has agreed to work with the City of Yonkers to create a fund to assist existing business owners in the area. This fund could be used to improve the facades and store frontages. Details of this fund will be subject to negotiation with the City of Yonkers as part of the Land Disposition Agreements and final project approval.

Comment III.B-52:

In my opinion, the term “Signature Building”, which was used to describe the office and hotel component of the Cacace Center, translates to the “Elite Building” - a term that I am totally against. Development should mean all residents are welcomed. How will SFC work to make this project all inclusive?

(Patricia McDow, City Council Member, City of Yonkers, Letter, 5/30/2008)

Response III.B-52:

The term “Signature Building” refers only to the architectural design of the proposed Carnegie Building at Cacace Center. It is used to convey the idea that the building will be unique and iconic in its design. It is proposed that this building is to have a hotel and City of Yonkers personnel office space, and it will be open to all who visit these facilities. In addition, the hotel will provide meeting and function spaces where anyone can rent space for a meeting or a reception.

Comment III.B-53:

What about shadowing in the Getty Square area as well as at H & I sites?

(Patricia McDow, City Council Member, City of Yonkers, Letter, 5/30/2008)

Response III.B-53:

As shown in Exhibits III.3-a through d and discussed in Table III-3.2, Getty Square will receive shadows from River Park Center for brief periods during the mid-morning hours as the sun sweeps east to west.

Comment III.B-54:

I would like to see a structure of W.C. Handy placed as part of the Public Art at Palisades Point. Perhaps some discussion should be made between the SFC and Vinnie Bagwell.

(Patricia McDow, City Council Member, City of Yonkers, Letter, 5/30/2008)

Response III.B-54:

The Applicant will take this under consideration during the Site Plan approval process.

Comment III.B-55:

Has shadowing been explored at the Sculptured Park site?

(Patricia McDow, City Council Member, City of Yonkers, Letter, 5/30/2008)

Response III.B-55:

As shown in Exhibits III.3-a through d and discussed in Table III-3.4, the Sculpture Park will receive shadows from Palisades Point in the early morning hours. The Sculpture Park will be in sunlight from approximately 10:00 to 11:00 AM onwards, depending upon the time of year.

Comment III.B-56:

Will the lighting from the ballpark affect the other residences, especially the seniors located at Walsh Road.

(Patricia McDow, City Council Member, City of Yonkers, Letter, 5/30/2008)

Response III.B-56:

See Response III.B-57.

Comment III.B-57:

How will the lighting of the ballpark affect the surrounding community and the new residents?

(Patricia McDow, City Council Member, City of Yonkers, Letter, 5/30/2008)

Response III.B-57:

The measurements of luminance for playing field lighting are shown on the photometric diagram in Exhibit III.B-11a. As shown by the diagram, the highest levels of light occur over the infield, and then levels taper off slightly toward the outfield. A minimal amount of light may spillover from the ballpark onto the adjacent streets, but the light measurements for the light spill at ground level is predominantly less than 0.5 footcandles at the perimeter. This is compared to an average of 100 footcandles on the infield. Specifically, the spillover light on New Main Street is anticipated to generally measure 0.1 footcandles. This intensity of light will have no adverse impact on the adjacent properties. Additional lighting will be provided for people walking around the exterior of the ballpark and for those walking to the parking garage after the game. On Nepperhan Avenue, the measurement is also generally anticipated to be 0.1 footcandles. Additional pedestrian lighting will be provided here as well.

Comment III.B-58:

Will the public space planned for the corner of New Main Street and Nepperhan Avenue, with shops and restaurants around the daylighted river, be in shadow for virtually all of the day? It will wrap around an 11-story mall and the northern end of the "park" will abut the service building for the 50-story condo tower. Across the street on the western side of New Main Street will be the new multi-story government parking garage. Will this be a pleasant environment if it is in perpetual shadow? Consider - it is the only ground-level public space offered as part of the River Park Center development.

(Terry Joshi, Yonkers Green Policy Task Force, Letter, 5/30/2008)

Response III.B-58:

There will be times during the day throughout the year when the "riverwalk" will receive shade, but the orientation of the "riverwalk" runs approximately east-west with taller buildings on the northern bank of the daylighted river. These are shown in Exhibits III.B-3a through d. As described in Chapter III.B of the DEIS, there will be the following shadow impacts on the riverwalk. (See page III.B-13 of the DEIS):

- March 21st at 3pm - Shadows from the West Residential Tower shade a portion of the proposed ballfield and the easternmost portion of the "riverwalk" at River Park Center.
- June 21st at 3pm - Shadows shade the easternmost and part of the center sections of the "riverwalk" and a portion of the ballfield at River Park Center.
- May 6th at 3pm - Shadows from the West Residential Tower shade a portion of the proposed ballfield in RPC and easternmost portion of the riverwalk at River Park Center.

The proposed plaza and amphitheater is located on the northeast corner of New Main Street and Nepperhan Avenue, where it will receive ample sunlight.

Comment III.B-59:

In what specific ways will River Park Center (proposed to be much larger in scale than other buildings in the surrounding area) "complement" the abutting Getty Square area?

(Molly Roffman, Letter, 5/30/2008)

Response III.B-59:

Visual and community character impacts, including the existing context and contributions made by the Proposed Project, are discussed in detail in Chapter III.B. River Park Center will contribute positively to the Yonkers downtown with an architectural design that is consistent with the design and detailing patterns established by the older stock of buildings in the area. The retail frontages and/or publicly accessible open spaces that occur along the periphery of River Park Center provide interest and destinations for pedestrians. This will be most pronounced along New Main Street, where the retail/restaurant frontages and sidewalk improvements will establish a primary pedestrian connection from the existing downtown shopping area in Getty

Square to City Hall and the Cacace Center. Combined, the New Main Street frontages and the anticipated Larkin Plaza improvements will formalize the pedestrian route from the Yonkers Metro-North Station to the proposed ballpark, bringing substantial foot traffic through Getty Square and past many local off-site retail establishments. The terminus of this route will be reinforced by the proposed daylighting and landscaping of the Saw Mill River.

Comment III.B-60:

If the daylighting of the Saw Mill River does not occur what will be the alternative “positive community benefits” that will surround the River Park Center that the developer will take responsibility for creating?

(Molly Roffman, Letter, 5/30/2008)

Response III.B-60:

The daylighting of the Saw Mill River is an integral part of the Project and the Applicant believes it is vital to the success of River Park Center specifically. Other community benefits will be subject to negotiation with the City of Yonkers as part of the Land Disposition Agreements and final project approval.

Comment III.B-61:

What are the minimum and maximum requirements of IESNA? What is the difference between these requirements?

(Molly Roffman, Letter, 5/30/2008)

Response III.B-61:

The Illuminating Engineering Society of North America (IESNA) publishes industry-wide standards for illumination for a wide variety of environments, including outdoor spaces. Typically, IESNA does not provide maximum recommendations, only minimum standards of illumination required for safe and appropriate levels of lighting. As discussed in Section III.B.13, all lighting will meet the minimum requirements established by the IESNA.

Comment III.B-62:

Overall, we are concerned with the height of the structures associated with River Park Center, and Palisades Point. The visual impacts of the River Park Center, and Palisades Point structures on the views from Palisades State Park, upland areas, and users of the Hudson River needs to be further documented and analyzed with additional visual simulations. The existing and proposed views, as shown in Exhibit III, should be presented in a larger format. Rather than existing and proposed views presented on one page, each of these views should be shown on its own page in landscape, rather than portrait orientation. Proposed views should also be provided for all of the view corridors and resources identified in Exhibit III.B-5a. The CMP analysis in the DEIS should describe how the action will improve adjacent and upland views of the water, and, at a

minimum, not affect these views in an insensitive manner. If this cannot be demonstrated, alternatives to eliminate these impacts need to be identified and analyzed.

(Bonnie Devine, Coastal Resource Specialist, NYS Dept. of State, Letter, 5/29/2008)

Response III.B-62:

The Palisades Point towers will be visible from the Hudson River and from areas on the western shore of the River. However, in the Applicant's opinion, these buildings will not adversely affect the views from those locations—rather, the new development will create new iconic and visually appealing views. Additionally, the current barren property partially comprised of surface parking that once contained industrial users will be replaced with publicly accessible open space along the water's edge with landscaping and tree plantings. This new open space will provide the public with opportunities to enjoy the currently inaccessible views offered by the shoreline. The landscape design of these open spaces of the Project will provide mitigation for the visual impacts of the Project. The two buildings at Palisades Point are perpendicular to the Hudson River, thereby minimizing visual impacts and maintaining important view corridors. The height of these buildings and those at Cacace Center and River Park Center is appropriate in a downtown center, and leaves opportunities for significant areas of publicly accessible open space, both along the Hudson River and the daylighted Saw Mill River at River Park Center.

Comment III.B-63:

While I have not had the opportunity to understand the full scope of the redevelopment plan, I wanted to write to urge you, as others have, to reconsider whether the scale of the buildings and development plans are well-aligned with the type of community we would all like to see grow and develop in Yonkers. Well-designed, smaller-scale buildings will continue to develop the Yonkers community and its place in Westchester. Large, monolithic apartment complexes along the historic waterfront will be a detriment environmentally and will cause Yonkers to become more urban, as we have seen in places like Jersey City. It would be nice to see a more thoughtful plan put into place, one that considers the small town feel of the Yonkers community and the unique natural beauty of the local environment and Hudson waterfront.

(Brian Winkler, E-mail, 5/30/2008)

Response III.B-63:

The height of the buildings at Palisades Point and those at Cacace Center and River Park Center is appropriate in a downtown center, and leaves opportunities for significant areas of publicly accessible open space, both along the Hudson River and the daylighted Saw Mill River at River Park Center. A discussion of developing the Project area within existing zoning is presented in Chapter V of the DEIS. See also Response V-12.

Comment III.B-64:

The height of the tallest buildings is ridiculously out of scale with the rest of the city. Two 61-story towers downtown and two 25-story towers in a city zoned up to this point for mostly five- and six-story buildings, will look like someone was playing pin-the-tail-on-the-donkey and lost.

(Charlie Hensley, Resident, Letter, 5/30/2008)

Response III.B-64:

Comment noted. See Response III.B-67.

Comment III.B-65:

Please don't be fooled by the touted views from the Palisades. No one lives there; very few folks will see that view. We should be focused on what the people of Yonkers can see – buildings and streets in shadow, or a vibrant downtown with historic buildings together with the magnificent Hudson and Palisades

(Charlie Hensley, Resident, Letter, 5/30/2008)

Response III.B-65:

Comment noted.

Comment III.B-66:

None of the renderings of the stadium development show the full height of the buildings. So much of this proposal is gorgeous and exciting. Two 61-story buildings will not be the icing on the cake.

(Charlie Hensley, Resident, Letter, 5/30/2008)

Response III.B-66:

Full height sections of the proposed buildings at River Park Center are provided in Exhibits II-38 and II-39. In addition, the proposed buildings are shown in full height in the photo simulations presented in Exhibits III.B-2a through III.B-2k.

Comment III.B-67:

Palisades Point could prove to be the beginning of the end of Yonkers' legendary relationship with the Hudson. Why do they want 61-story buildings downtown? Because they want to be able to sell some condos that can see over the 25-story buildings they're proposing. As time goes on, everything east of Palisades Point (and Alexander Street?) will want to be taller.

(Charlie Hensley, Resident, Letter, 5/30/2008)

Response III.B-67:

Comment noted. In the Applicant's opinion, the proposed buildings at River Park Center will be 50 stories. The height of the buildings at Palisades Point and those at Cacace Center and River Park Center is appropriate in a downtown center, and leaves opportunities for significant areas of publicly accessible open space, both along the Hudson River and the daylighted Saw Mill River at River Park Center. For a discussion of the height of the proposed buildings, see Response LA-8.

Comment III.B-68:

Under the current plan, the great Yonkers neighborhoods surrounding downtown will lose suburban character, natural beauty, quality of light and the peace that now exists. The proposed density and height of all these downtown projects will separate these neighborhoods from the river and Palisades, throw beautiful homes into shadow, and create so far unimaginable traffic congestion.

(Charlie Hensley, Resident, Letter, 5/30/2008)

Response III.B-68:

Comment noted.

Comment III.B-69:

Two of Yonkers' best features are air and light. Both will be severely diminished under the current plan.

(Charlie Hensley, Resident, Letter, 5/30/2008)

Response III.B-69:

Comment noted. See Responses III.B-40, III.B-103.

Comment III.B-70:

In response to concerns regarding building height, the proposed buildings at Palisades Point are sited perpendicular to the Hudson River, thereby maximizing view corridors." This conclusion does not address the impacts for the increase in height. They are two different arguments.

(Colleen Roche, AICP, Senior Planner, City of Yonkers, E-mail, 5/20/2008)

Response III.B-70:

An increase in height may make the proposed buildings more visible from various locations, but increased visibility is not necessarily a visual impact. The impacts of the height of the proposed buildings are detailed in Chapter III.B of the DEIS. These include detailed shadow studies as well as a discussion of from where in the City the buildings will be visible.

Comment III.B-71:

Executive Summary

I-15

E. Summary of Impacts and Mitigation

2. Visual

Require shadow studies

(Colleen Roche, AICP, Senior Planner, City of Yonkers, E-mail, 5/20/2008)

Response III.B-71:

See Response III.B-40.

Comment III.B-72:

Executive Summary I-15 E. Summary of Impacts and Mitigation 2. Visual Discuss impacts of increase in height

(Colleen Roche, AICP, Senior Planner, City of Yonkers, E-mail, 5/20/2008)

Response III.B-72:

See Response III.B-70.

Comment III.B-73:

(18) III.B, p.2 The DEIS states “The C.H. Martin Store, located on the southeast corner of Palisade Avenue and New Main Street is faced with what appears to be local stone, while other structures in the area are faced with synthetic stucco.” Clarify that the face of the C.H. Martin building is a stone veneer of Weymouth Granite obtained from quarries in Weymouth, Massachusetts.

(Debra S. Cohen, Esq., Attorney, C.H. Martin, Letter, 5/30/2008)

Response III.B-73:

The Council notes the information provided by C.H. Martin regarding its facing.

Comment III.B-74:

The photograph on page 17 part 6, Visual Character shows the view from Sutherland Park to the South - not to the North-West as captioned. Since we know that this is in error we would ask that all that all the photographs purporting to show visual impact of the development be checked and re-captioned as necessary.

(Gail Averill, President, Park Hill Land Conservancy, Inc., Letter, 5/30/2008)

Response III.B-74:

If this comment refers to Exhibit III.B-6e, the caption text refers that refers to the image presented is correct. The view is to the northwest, overlooking downtown Yonkers from Sutherland Park. All captions will be checked as part of the FEIS process.

Comment III.B-75:

The statement page III.A-30, that “It is the applicant’s opinion that the proposed building heights...will not create a negative visual impact” should be substantiated using both accurate visual simulations and a scale 3-D model of the proposed development area.

(Gail Averill, President, Park Hill Land Conservancy, Inc., Letter, 5/30/2008)

Response III.B-75:

Comment noted. See Response GA-32.

Comment III.B-76:

The impact of the proposed two 50-story towers and two 25-story towers on views needs to be assessed. Based upon our review of the topographical maps from the vantage point at 1085 Warburton Avenue, the two 25-story towers planned for the waterfront at Palisades Point appear to be in-line with the Glenwood building, blocking views to the east and to the west of it.

(Gary Weinberg, President, The Greystone, Memo, 5/29/2008)

Response III.B-76:

The DEIS viewshed analyses shows that the Palisades Point buildings will not be visible from 1085 Warburton Avenue (see Exhibit III.B-h of the DEIS for example) because the analyses are based on a viewpoint height of six feet from the ground, the average person's viewing height. It is important to note that while the viewshed analyses account for natural topography, they do not account for views from upper floors of surrounding buildings which may increase the likelihood of seeing the Project from any given point nor do they account for surrounding buildings or vegetation that may decrease the likelihood of seeing the Project from any given point.

With that said, the Greystone apartment building is located approximately 3 miles north of the Palisades Point site at 1085 Warburton Avenue, and is approximately 85 feet tall from street level. Given the Greystone building's location north of the proposed buildings at Palisades Point, the project will not block views east and west of the Greystone building as suggested. A line of sight analysis based on USGS 30M resolution elevation data using Global Mapper software indicates that the upper floors of the Palisades Point buildings will be visible from 1085 Warburton Avenue, but only from those floors 45 feet or higher above street level due to a rise in natural topography south of the Greystone building. Also, visibility to the Palisades Point buildings from the Greystone building will be partially blocked by the existing 27 story, 290 foot tall (from street level), Glenwood Apartment building at Glenwood Avenue and Ravine Street, which falls in the direct line of sight to Palisades Point from the Greystone building.

Comment III.B-77:

On Page III-B-8 (3rd paragraph) SFC makes the specious argument that without this Project there will be no improvements in the downtown. It is evident from recent news coverage, real estate sales records, and public statements by other developers that the downtown and the waterfront are of substantial interest to many builders who would eagerly work within an urban plan framework created by the City Council.

(Board of Directors, Yonkers Committee for Smart Development, Letter, 5/30/2008)

Response III.B-77:

The DEIS does not claim that there would be no improvements in downtown without the proposed Project, rather that the overall community character of the area would not change.

Specifically, Page III.B-8 of the DEIS reads, "without the proposed Project, it is likely that the overall community character of the downtown built environment would remain unchanged. This would mean that all four proposed Project sites would likely continue to be used as they are currently, primarily as mostly surface parking lots. While development is occurring in the area in and around the Yonkers Metro-North Railroad Station, areas east of Riverdale Avenue and North Broadway in the vicinity of River Park Center and Cacace Center, would remain unchanged. Therefore, it is likely that the high incidence of vacant and unimproved buildings that populate the downtown area (as documented in the TIF Feasibility Study in this DEIS, see Appendix 1F) would remain."

Comment III.B-78:

All the photographic images in the DEIS still do not include any images of the buildings in the sightlines. These were not altered at all from the pDEIS and are vital for a complete comprehension by the Lead Agency of the visual impacts of the project.

(Board of Directors, Yonkers Committee for Smart Development, Letter, 5/30/2008)

Response III.B-78:

The Exhibits in Chapter III.B of the DEIS, as well as the text of that Chapter, address the visual impacts of the Project. Exhibits III.B-2a - III.B-2k of the DEIS show the proposed views of the buildings from various locations as required by the adopted scoping document.

Comment III.B-79:

d. Building Designs (II-24) precast concrete is a vision of ugliness. Surely we can do better. And if the ballclub fails, COY will be left with a baseball motif that is no longer relevant.

(Board of Directors, Yonkers Committee for Smart Development, Letter, 5/30/2008)

Response III.B-79:

Comment noted. If the league or team was to fail, and no other baseball team was found to replace it, Yonkers would still have a recreational facility that would be available for high school baseball, soccer and other events. See also Response III.B-15.

Comment III.B-80:

g. Shadow Studies: (B-11) It is vital to note that a shadow will be cast all the way from River Park Center to i-Park at certain times of the day. That is a considerable amount of the city to put into shadow. This is a serious quality-of-life issue.

(Board of Directors, Yonkers Committee for Smart Development, Letter, 5/30/2008)

Response III.B-80:

Comment noted.

Comment III.B-81:

The YACB believes that 25-story buildings on the waterfront will have significant adverse visual impacts and significant adverse impacts on community character and aesthetics. The YACB also believes that the DEIS should address the cumulative impacts from this and other current and proposed developments under consideration by the YCC. The YACB requests that a summary be included regarding the waterfront and downtown skylines and viewsheds that address community concerns and potential detrimental impacts in creating such an "iconic statement" through prominent vertical construction.

(Gavin Kearney and Jonathan Green, Yonkers Alliance for Community Benefit, Letter, 5/30/2008)

Response III.B-81:

The cumulative impact of this Project and other projects in downtown Yonkers is addressed in Chapter VII of the DEIS as well as in the Land Use, Traffic, Community Facilities, and Utilities chapters of the DEIS. The visual impacts of the Project, including the buildings at Palisades Point, have been discussed in both Chapter III.B of the DEIS and this FEIS. A scale model of the SFC project and surrounding area prepared by the Applicant has been utilized at Council meetings. A separate computer model of the City's proposed Alexander Street urban renewal plan has been prepared by the City's consultants to assist with the City's continuing review of that proposal but is not connected to the Proposed Project. Since the Alexander Street urban renewal plan has not yet been approved and is only conceptual, incorporating it into the model of the Project could be misleading because Alexander Street's computer model is a massing study only and may not be representative of site-specific plans to be submitted for development projects at a to-be-determined future date. The Alexander Street planning process discusses a 10-20 year timeline for redevelopment of the corridor and there could be significant changes to the projects to be eventually constructed. As discussed in Response LA-35, the Applicant has prepared a visual depiction which includes the Proposed Action as well as the conceptually planned, but as of yet not proposed, development program to the north. The illustration is included as Exhibit II-18 of this FEIS.

The visual analysis presented in the DEIS includes a comprehensive set of color illustrations, perspectives, cross sections, elevations and photo-simulations from a number of different vantage points within and outside the City limits. The visual analysis also includes an extensive evaluation of the potential impacts created by shadows from the new buildings. Taken as a whole, the visual impact analysis more than sufficiently satisfies SEQRA requirements for visual impact analysis..

Comment III.B-82:

In various places the DEIS references "artwork", "artwalk" and "public art." The YACB requests that the Applicant include commitments to support local community artists and display their work throughout the Project sites.

(Gavin Kearney and Jonathan Green, Yonkers Alliance for Community Benefit, Letter, 5/30/2008)

Response III.B-82:

The Applicant has provided financial support to the local community in Yonkers and in other cities in which it develops. It intends to continue its philanthropic activities as financially feasible and will include opportunities for local community artists to display their work in areas of the Project sites programmed for public art. The Applicant has been consulting with local artists in formulating its plans for the artwalk and public art aspects of the development.

Comment III.B-83:

The DEIS states that "[w]ithout the development of the proposed Project, downtown Yonkers can be expected to be redeveloped incrementally in the same manner as in the recent past. This type of redevelopment is characterized by the kinds of smaller, infill projects that have thus far been unable to provide downtown Yonkers with the critical mass necessary to compete with existing commercial centers found in the suburban periphery. Bringing a critical mass of commercial uses back to the downtown can be viewed as a positive contribution to the urban character of the Overall Land Use Study Area."The YACB requests that more detail be given on the types of commercial uses envisioned in the Project to foster the downtown community, including descriptions of space for exhibits, studios, theaters and retail space.

(Gavin Kearney and Jonathan Green, Yonkers Alliance for Community Benefit, Letter, 5/30/2008)

Response III.B-83:

Comment noted. The entire program for the Proposed Project is provided in Chapter II of the DEIS. It is summarized in Chapter I of this FEIS. The commercial uses are summarized below.

Approximately 8,700 sf of "neighborhood" retail and/or professional office uses will be included at Palisades Point. At River Park Center, there will be approximately 465,000 sf of retail, approximately 90,000 sf of restaurants, approximately 80,000 sf for movie theaters (total of 2,000 seats), and an approximately 6,500-seat ballpark. At the Cacace Center, there will be an approximately 150 room hotel (approximately 75,000 square feet).

Comment III.B-84:

Visual and Community Character, III. B-2: In the second paragraph, all the Census Tracts should have a decimal point, i.e. "300" should be "3.00", "1101" should be "11.01", etc.

(Mario Caruso, Planning Bureau of Yonkers, City of Yonkers, Memo, 5/2/2008)

Response III.B-84:

Comment noted.

Comment III.B-85:

Visual and Community Character, III. B-2: "New School Avenue" should be changed to "Street"

(Mario Caruso, Planning Bureau of Yonkers, City of Yonkers, Memo, 5/2/2008)

Response III.B-85:

Comment noted.

Comment III.B-86:

Visual and Community Character, III. B-7, Table of Anticipated Projects: "1 Park" should be "I-Park", Proctor Theater may have up to 2,300 seats and "31 Dock Street" should be "39 Dock Street."

(Mario Caruso, Planning Bureau of Yonkers, City of Yonkers, Memo, 5/2/2008)

Response III.B-86:

Comment noted.

Comment III.B-87:

Visual and Community Character, III. B-22, Second paragraph: The pedestrian and visual experience will undoubtedly be enhanced by public art. Will this be paid for by the applicant? Have the applicants decided on whether these pieces of art will be selected by open competition?

(Mario Caruso, Planning Bureau of Yonkers, City of Yonkers, Memo, 5/2/2008)

Response III.B-87:

The Applicant has retained a public art consultant, JMC Partners, led by Jodi Moise, of New Rochelle, who will be utilized in the implementation of a public art program for both private and public installation locations. Some of the public art installation will be on property owned by the Applicant; a decision has not been made as to how artists will be selected or who will pay for the art. The installation of public art on public property will be determined by the City of Yonkers.

Comment III.B-88:

Visual and Community Character, III. B-22: In the last line, "Larkin Square" should be changed to "Plaza", unless this is a new marketing term which needs explanation. This occurs in several other locations in the document as well.

(Mario Caruso, Planning Bureau of Yonkers, City of Yonkers, Memo, 5/2/2008)

Response III.B-88:

Comment noted.

Comment III.B-89:

Visual and Community Character, III. B-26 Fourth paragraph: How will this "amphitheater space" be programmed? Will local performing arts groups, schools, etc. be able to reserve time at it?

(Mario Caruso, Planning Bureau of Yonkers, City of Yonkers, Memo, 5/2/2008)

Response III.B-89:

Although detailed programming has not yet been determined, the use of the proposed amphitheater space will likely operate under the same procedures as other similar spaces in Yonkers (e.g., waterfront amphitheater) or as required for safety, maintenance, and financial reasons by the manager of the facility.

Comment III.B-90:

Visual and Community Character, III. B-28: What will the lighting and glare impact be on the two residential towers during the games or events? Will there be a policy in place to reduce or turn off the field lighting 30, 60 or 90 minutes after the game or event?

(Mario Caruso, Planning Bureau of Yonkers, City of Yonkers, Memo, 5/2/2008)

Response III.B-90:

Field lighting would include high output energy efficient luminaries with NEMA beam control. The lighting for the infield would be atop a combination of poles measuring 120 to 130 above the playing surface, and angled toward the playing field. Lights will be strategically placed such that fixtures do not illuminate incident on building wall surfaces. Fixtures face away from building wall and onto playing field mitigating glare and direct lighting to the interior building space. Policies regarding the shut-off or dimming of lights after games or events will be determined as part of the Land Disposition Agreements, however, it should be noted that the lights will remain on for a period of time after the game to properly clean the facility. This total duration for clean up can vary due to a variety of issues such as: total attendance, weather, etc. In addition, the operator of the ballpark will notify all relevant City agencies regarding the scheduling of special events. This will be part of the on-going communication between the ballpark operator and the City of Yonkers. See also Response III.B-57.

Comment III.B-91:

Visual and Community Character, III. B-29, Final Paragraph: In discussing the day care center's playground, please clarify the phrase "will be accommodated".

(Mario Caruso, Planning Bureau of Yonkers, City of Yonkers, Memo, 5/2/2008)

Response III.B-91:

Given concerns expressed by area residents and others, as well as cost factors, the proposed Prospect Street bridge has been eliminated from the Proposed Action. These concerns include issues of safety, security and traffic congestion for residents of the Scrimshaw House, and issues of potential impacts on the children's playground and parents' ability to drop-off their children at the Queen's Daughter daycare facility.

Comment III.B-92:

The DEIS makes promises of such things as open space along the waterfront for the benefit of the public and economic benefit overall, but fails to provide specific assurances to substantiate those promises.

(Loretta Miraglia, Resident, Memo, 5/30/2008)

Response III.B-92:

Comment noted. The commitment to the provision of open space will be assured in the environmental findings and the Land Disposition Agreements. See also Exhibit II-12 of this FEIS.

Comment III.B-93:

We do not need overwhelming towers along the Hudson River, we do not need to mimic the cold stark retail centers of White Plains, where "expensive" is the common adjective of description. Where is the character and charm that this development should entail? Uncreative, lacking imagination and style, that's what the tall square buildings will present to others. It is outrageous that with a project of this magnitude, a 3D scale model that includes all phases of this project has not been presented to the public for their consideration! Please put this together and present it at once.

(Taffy Lee Williams, Resident, Letter, 5/30/2008)

Response III.B-93:

In addition to the photographs, simulations, sections, and renderings, a scale model was available at the City Council meetings. See Response GA-32.

Comment III.B-94:

The buildings along the river should conform to moderate heights such as seen in other shoreline communities with a maximum of perhaps 5 stories. One wonders how Yonkers can be dismissive of the needs of residents, who reside east of the Hudson River, who will be so adversely impacted as to lose their views of the river. The goal should be neighborhoods that are "people-friendly" without the immensity and overcrowding that is likely to occur at full capacity once these towers and apartment buildings are finished - and the buildings should reflect some character beyond the tall square monotonous buildings so common in modern urban landscapes.

(Taffy Lee Williams, Resident, Letter, 5/30/2008)

Response III.B-94:

See Response III.B-37.

Comment III.B-95:

SFC's plans for the downtown area will make Yonkers end up looking and sounding like Times Square. Or "Times Scare," as my sister once called it. Nobody wants to live in or near a

honkytonk district. Central Park Avenue and the Cross County Mall have enough chain stores; downtown Yonkers doesn't need such retailers. Boutiques and restaurants that fit the scale of the locale, as in Bronxville, Scarsdale, other towns, and the entire length of Cape Cod, are doing very well financially--no high-rises needed. Even 11-story buildings are too tall for downtown Yonkers. 25-30 story office buildings are a thing of the past, and are economically as well as environmentally unsound propositions in this era. They are firetraps, consume far too much fuel, and are eyesores. New commercial buildings like MetLife headquarters in Ossining and the Rexson complex in White Plains are sleek, relatively low, surrounded by GREEN SPACE, have adequate parking on the ground, and don't destroy their landscape. They're designed to fit in with the environment, not to overwhelm and disfigure it.

(Kris Dilozenzo, E-mail, 5/30/2008)

Response III.B-95:

Comment noted.

Comment III.B-96:

25-story buildings on the waterfront would be a disaster, completely spoiling the main attraction of Yonkers: the Hudson River. Only people paying \$2500 a month for a one-bedroom apartment would be able to see it! And those people will be working and spending their money in Manhattan, not Yonkers.

(Kris Dilozenzo, E-mail, 5/30/2008)

Response III.B-96:

Comment noted.

Comment III.B-97:

As for the proposed bush league stadium, what are the advantages? More crowds (IF people buy tickets to see teams they've never heard of), more garbage strewn all around the building and floating through the air down to the street and into the river, more crime around the building, more traffic, pollution, and noise--people drinking, fighting, vomiting, urinating, and chucking beer cans everywhere. Have you seen the area around Yankee Stadium? Did the new stadium attract more retailers or restaurants? NO.

(Kris Dilozenzo, E-mail, 5/30/2008)

Response III.B-97:

Comment noted. It is anticipated that the SFC Project will act as a catalyst that improves public perception of downtown Yonkers. The SFC Project will build on redevelopment projects that have already begun on the downtown waterfront, including residential, retail, and office developments. The revitalization of downtown Yonkers will increase the popularity of the area as a destination, thereby growing the potential for retailers to capture sales. The amenities offered as part of the SFC Project, including the riverwalk, hotel and the ballpark will enhance the area's competitive position, attracting additional visitors, as well as new residents and employees who will patronize the local retail offerings.

The ballpark is considered to be an amenity that would attract additional people to downtown Yonkers with added purchasing power for existing and proposed stores and restaurants. This amenity would enable concerts and other large scale spectator performances to be staged in downtown Yonkers in a venue with adequate parking and other facilities (concessions, bathrooms, etc.).

It should also be noted that the Applicant has indicated that the ballpark will be made available to schedule for community events, such as little league and soccer games.

Comment III.B-98:

Generally, the Visual and Community Character chapter is deficient for failing to consider whether the Project has visual or community character impacts.

(Daniel Riesel, Esq., Sive, Paget & Riesel, P.C., American Sugar Refining, Inc., Letter, 5/30/2008)

Response III.B-98:

Comment noted. Visual and community character impacts and improvements are discussed in Chapter III.B of the DEIS.

Comment III.B-99:

Similarly, the Visual and Community Character chapter fails to analyze whether any impacts arise from the placement of hundreds of residents in such close proximity to ASR's industrial facility. For example, the DEIS fails to consider whether Palisades Point's proposed bulk, building type, building arrangement, or land use, all of which are substantially different from existing and No Build conditions, would cause any adverse impacts.

(Daniel Riesel, Esq., Sive, Paget & Riesel, P.C., American Sugar Refining, Inc., E-mail, 5/30/2008)

Response III.B-99:

Under the No Build condition, Palisades Point would remain in its current condition (i.e., vacant and surface parking for Scrimshaw House). The potential visual impacts are discussed in Section III.B of the DEIS. See also Response III.A-196.

Comment III.B-100:

By way of example, the chapter addresses "shadow impacts," which purportedly were "outlined" in the Visual and Community Character chapter. (In fact, no such impacts are analyzed or otherwise described there.) The text then calls out "the greatest potential impact" at Palisades Point as being the shadows on the Hudson River in the morning of every day of the year. (IV-2) Notwithstanding the fact that these impacts were never discussed in the Visual and Community Character chapter, this chapter on "Significant Impacts That Cannot Be Avoided" does not describe how or why those shadows would create an impact. Of course, although the DEIS

makes no mention of this in any chapter, the shadows could adversely impact the tidal wetlands along the Hudson River shoreline, as well as aquatic organisms living therein.

(Daniel Riesel, Esq., Sive, Paget & Riesel, P.C., American Sugar Refining, Inc., E-mail, 5/30/2008)

Response III.B-100:

See Response III.C-13.

Comment III.B-101:

I have many concerns about the development plan for Chicken Island. While I like the idea of the minor league stadium, (although I certainly wouldn't want to live close to that-consider the surrounding area of Yankee Stadium and Shea Stadium) the enormous size of the accompanying buildings I think is unwise. This is totally out of scale with the surrounding area.

(Elliot Z. Levine, Resident, Letter, 5/28/2008)

Response III.B-101:

Comment noted.

Comment III.B-102:

We want the Council to consider alternatives to the proposed structures that won't completely block our view and enjoyment of the river... Will there be any provision made for our ability to continue to enjoy the views and the river after construction?

(George Sarkissian, President, Mar Mari Church Executive Committee, Letter, 5/29/2008)

Response III.B-102:

The DEIS presents fourteen alternative actions to the Proposed Project, including four (4) for the Palisades Point project. Given the proposed improvement to the existing waterfront, the public's ability to enjoy Hudson River views and riverfront will be enhanced with completion of the project.

Comment III.B-103:

What is being done to prevent us from losing the free flow of fresh air and sunlight that the towers will significantly obstruct?

(George Sarkissian, President, Mar Mari Church Executive Committee, Letter, 5/29/2008)

Response III.B-103:

The Proposed Project will not adversely affect the free flow of fresh air in the downtown area.