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## Builders promise a model of massive Yonkers project

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YONKERS - Residents will soon be able to get a bird's-eye view of a planned 11-story shopping and entertainment complex topped by two 50-story office buildings, partnered with a minor-league baseball stadium and two riverfront towers.

They'll be looking at a detailed architectural model of the \$1.6 billion Struever Fidelco Cappelli project that the developers have agreed to put on exhibit by summer, perhaps at the Yonkers Riverfront Library.

SFC's executive project manager, Joseph Apicella, said the company planned to commission a model of the project, which is meant to transform Yonkers' downtown. Apicella's announcement came after Tuesday's public hearing on the development, during which several speakers praised a request for a model by Democratic Councilwoman Patricia McDow, in whose 1st District the development would be built.

Apicella said the model had been planned all along by SFC, but SFC did not want to order it until the developers believed the City Council was committed to the project.

"This will give everyone, including the council member and the constituents, a chance to visually understand the project," Apicella said.

Apicella's employer, Cappelli Enterprises, a partner in SFC, has made similar models for other major developments around Westchester. Though he could not say how large this model would be, Apicella said models of other major projects, such as New Roc City in New Rochelle and the Renaissance Square project in White Plains, measured about 5 feet by 6 feet.

The model will include two pieces, one for the waterfront and the other for the development near City Hall, and will take six to eight weeks to complete, once ordered, Apicella said.

Tuesday night's hearing was the second chance for the public to comment on the development. The session did not end until 11:45 p.m., about a half-hour later than the first session on April 29. In all, 196 people signed up to speak on the two nights, and 146 actually got their chance. Most of the speakers favored the project, although some took issue with some aspects of the development, such as the height of the residential buildings.

A tally issued by Yonkers Mayor Phil Amicone, a supporter of the project, described 61 percent of Tuesday's speakers as unequivocally in favor of the project. It said 20 percent spoke in favor but with some concerns, 18 percent opposed the project or urged the City Council to slow its review, and 1 percent were undecided. The concerns included the size of the project, traffic and open space.

McDow said she wanted a larger model - one that would look at the entire downtown area from Chicken Island, site of the biggest of SFC's projects, known as River Park Center, to the Hudson River, where two 25-story towers are planned.

The larger model would let people see the new developments in relationship to existing buildings and the city's hilly topography, and could be adapted to include future projects, she said.

"As we develop our waterfront, we have one shot (at) the apple to get it done correctly," McDow said.

McDow suggested that the cost of such a model, which she suggested could be ordered by City Hall, could be borne by individual developers.

Council President Chuck Lesnick said that after speaking to other city officials, SFC and planning consultants last week, he hoped to reach an agreement by next week to build the larger model.

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