



NELSON POPE VOORHIS

environmental • land use • planning

MEMORANDUM

FROM: William C. Brady, AICP

SUBJECT: Final Scope for 143 Woodworth Avenue, Yonkers, NY

DATE: November 29, 2023

Please find attached the final scope for the project known as 143 Woodworth Avenue, located in the City of Yonkers.

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**143 Woodworth Avenue
City of Yonkers, Westchester County, NY
Draft Environmental Impact Statement Scoping Document**

Project Name: 143 Woodworth Avenue
ZBA Case No. 5810

Site Location: 143 Woodworth Avenue, Yonkers, New York
Section: 2; Block: 2102; Lots: 4, 5.7, 11, 39 and 41

Applicant: TCP Realty, LLC

Proposed Action:

TCP Realty, LLC (the "Applicant") proposes an approximately 815,850 square foot mixed-use development. Two 32-story residential buildings would be constructed containing 672 residential units with 10% of the units designated for affordable housing (the "Proposed Project") on the existing approximately 1.35-acre property, comprised of five tax parcels (collectively, the "Project Site" or "Site"). The residential units would be a combination of studio, one-, two- and three-bedroom apartments. The Proposed Project will also include ground floor commercial space, a four-level garage with parking spaces for 702 vehicles including valet parking, landscape areas, and amenities for residents, including an outdoor swimming pool, jacuzzi, roof garden, gym, sauna, lounge, library, game room, kids' room, and party room. To facilitate the Proposed Project, the Applicant has applied to the City of Yonkers Zoning Board of Appeals (the "ZBA") for approval of use and area variances. The Proposed Project will also require site plan approval from the City of Yonkers Planning Board (the "Planning Board"). The Proposed Project, together with the required variances and site plan approval, are referred to as the "Proposed Action."

The Project Site is ±58,610 square feet (approximately 1.35 acres), encompassing tax lots 2102-11, 5.7, 4, 41 and 39, and is located in the C Zoning District. The Project Site is improved by a one-story building currently used as a fragrance and salon product distribution center. The Site has frontage on Woodworth Avenue, a two-way street, as well as frontage along Lamartine Avenue, a one-way street. Its entire western property line fronts on the Metro-North Railroad.

The Proposed Action requires a use variance to be granted by the ZBA to develop a residential apartment building in the C Zoning District, which is not a permitted use. If the ZBA grants the initial use variance, the Applicant requests five area variances from the C District bulk requirements, including Minimum Rear Yard Setback, Maximum Building Coverage, Maximum Building Height, Maximum Floor Area Ratio (FAR), and Minimum Number of Parking Spaces.

Lead Agency: City of Yonkers Zoning Board of Appeals
87 Nepperhan Avenue, 5th Floor
Yonkers, NY 10507

Contact: Lee Ellman, Deputy Commissioner
Department of Planning & Development
City of Yonkers Zoning Board of Appeals
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Involved & Interested Agencies:

Involved Agencies

- City of Yonkers
 - Zoning Board of Appeals (Lead Agency)
 - Planning Board
 - Industrial Development Agency
 - Department of Engineering/Traffic
 - Department of Housing and Buildings
 - Department of Public Works
 - Water Bureau
- Westchester County Department of Health
- Westchester County Board of Legislators
- MTA/Metro North Railroad
- New York State
 - Department of Environmental Conservation (DEC) - Albany, Division of Environmental Permits and Region 3
 - Department of State (DOS) Coastal Zone
 - Department of Housing and Community Renewal

Interested Agencies

- City of Yonkers
 - Mayor
 - City Council
 - Corporation Counsel
 - Fire Department
 - Police Department
 - Yonkers Board of Education
- Westchester County Department of Planning/Planning Board

INTRODUCTION:

A Draft Environmental Impact Statement (DEIS) will be prepared in accordance with the requirements of 6 NYCRR Part 617.9, to assess the potentially significant adverse environmental impacts of the Proposed Action and shall address all of the issues included in this scoping document.

GENERAL GUIDELINES:

- The DEIS will discuss relevant and material facts and evaluate the reasonable alternatives to the Proposed Action identified in this Scoping Document. It will be clearly and concisely written to be informative to, and readable by, the public. Highly technical material will be summarized and, if it must be included in its entirety, will be referenced in the DEIS and included as an appendix. In addition, relevant project correspondence from involved and interested agencies will be included in an appendix to the DEIS.
- Narrative discussions will be accompanied to the greatest extent possible by illustrative tables, charts and graphics. Each potential impact category (such as land use and zoning impacts and traffic) will be the subject of a separate section describing existing conditions, conditions in the future without the Proposed Action (the "No Build Condition"), potential impacts of the Proposed Action, and mitigation measures for significant adverse impacts identified.
- The document shall be written in the third person (i.e., the terms "we" and "our" shall not be used). The Applicant's conclusions and opinions, if provided, shall be identified as those of the "Applicant".
- The full DEIS will be made available to the Lead Agency in both hard copy and electronic formats (Adobe Acrobat (.pdf) file). When the DEIS is accepted for public review by the Lead Agency, sufficient hard copies will be provided to allow robust public access to the document including hard copies to the Zoning Board of Appeals, ZBA staff, and to community members and placement of files and circulating copies at the local library and City Planning Department for public review during normal business hours. In addition, the full DEIS will be posted on the internet for public review as required by law. The applicant will be responsible for hosting the website for the EIS public access.

POTENTIAL IMPACTS:

Based upon the preparation of the Full Environmental Assessment Form, the Proposed Action could potentially impact the following:

- Land Use and Zoning;
- Visual Resources and Community Character;
- Geology, Soils and Topography;
- Traffic and Transportation;
- Socioeconomic and Fiscal Conditions;
- Community Facilities and Services;
- Utilities and Infrastructure;
- Stormwater Management;
- Air Quality and Noise;
- Hazardous Materials; and,
- Construction.

The organization and content of the DEIS are as follows:

INTRODUCTORY MATERIAL

- A. Cover Sheet.** The DEIS shall be preceded by a cover sheet that identifies the following:
- The name, location and tax map designation of the Proposed Action.
 - Name address and phone number of the Lead Agency.
 - The name and address of the Applicant, and the name and telephone number of a contact person representing the Applicant.
 - The name and address of the primary preparer(s) of the DEIS and the name and telephone number of a contact person representing the preparer(s).
 - Date of submission of the DEIS, and date of acceptance of the DEIS.
 - Date of the Public Hearing and the closing of the public comment period.
- B. List of Consultants Involved with the Project.** The names, addresses and project responsibilities of all consultants involved with the project shall be listed.
- C. Table of Contents.** Major headings which appear in the text shall be presented in the Table of Contents along with the appropriate section and/or page numbers. In addition, the Table of Contents shall identify appendix items and provide a List of Figure and List of Tables.

DEIS TEXT**I. EXECUTIVE SUMMARY**

The DEIS shall include a concise executive summary with the following information:

- Introduction
- Brief description of the Proposed Action
- Statement of Proposed Project Purpose and Need
- Summary of the potential significant adverse environmental impacts identified in the topics reviewed in the DEIS
- Summary of proposed mitigation measures for potential significant adverse environmental impacts
- Summary of evaluated Alternatives to the Proposed Action
- List of Involved and Interested Agencies and required approvals/permits.

II. DESCRIPTION OF THE PROPOSED ACTION

A. Introduction

B. Proposed Action Description

1. Location Description -
 - a. Describe the geographic boundaries of the Project Site, including, tax map designations, size of parcels, and zoning designations. The description will identify existing site character and natural features, including physical and environmental constraints and relevant site history.
 - b. Describe local and regional access to the Project Site and surrounding area. Show map of local street grid with direction of travel and restrictions, if any;
2. Project Description - Describe the Proposed Action's components, including:
 - a. Plans for demolition of the existing structures
 - b. Number of residential units, unit mix and type, and the number of units designated for affordable housing including the description of the residential units, description of affordable housing units, description of parking, and distribution of parking amongst the site.
 - c. Proposed buildings
 - d. Residential amenities, including any open space.
 - e. Ground-floor commercial space
 - f. Proposed landscaping and lighting
 - g. Operation of the Proposed Project, such as pedestrian and vehicular access and circulation, parking and loading facilities
 - h. Off-site improvements (if any)
 - i. Utilities and infrastructure
 - j. Description of requested variances to the Zoning Ordinance
 - k. Description of construction and project phasing
3. Project Purpose and Need –
 - a. Discuss the goals of the Proposed Project, including the Project in relation to changes in nearby downtown Yonkers and revitalization at the waterfront.
4. Benefits of the Project -
 - a. Provide a discussion of the benefits to accrue from the Project.
5. Approvals Required. List of approvals required by City, County, State and Federal agencies, as applicable.

III. EXISTING ENVIRONMENTAL CONDITIONS, POTENTIAL IMPACTS AND MITIGATION

A. Land Use, Zoning and Public Policy

1. Existing Conditions
 - a. Land Use: Using appropriate mapping and/or tables, identify and describe all existing land uses on the Project Site and in the surrounding neighborhood within one-quarter mile of Project Site boundaries.
 - b. Zoning: Using appropriate mapping and/or tables, identify and describe all zoning districts within 1/4 mile of the Project Site. Describe all permitted and special permit uses, bulk, setback requirements and other applicable zoning provisions.
 - c. Policy: Describe relevant planning policies contained in the following plans:

- *Yonkers Comprehensive Plan (2000)*
 - *Ravine Area Urban Renewal Plan (2010)*
 - *Ravine Master Plan (2010)*
 - *Alexander Street Urban Renewal Area (2008)*
 - *Yonkers Climate Action Plan*
 - *Westchester 2025 - Context for County and Municipal Planning and Policies to Guide County Planning (2008, amended 2010)*
 - *Westchester County Housing Needs Assessment (2019)*
 - *Hudson River Valley Greenway Strategic Plan (2014)*
 - *The Greenprint for a Sustainable Future (2005) Westchester County Greenway Compact Plan*
 - *Hudson River Critical Environmental Area*
 - *Fourth Regional Plan for the New York-New Jersey-Connecticut Metropolitan Area (2019)*
 - *New York State Coastal Zone Management Program*
2. Future without the Proposed Project
 - a. Using information provided by the City Planning Department, describe known changes in land uses, zoning and public policy initiatives expected to occur in the future without the Proposed Project.
 3. Potential Impacts
 - a. Describe compatibility of Proposed Project with adjacent land uses.
 - b. Describe consistency with applicable plans and planning studies listed above.
 - c. Describe compliance with City's Zoning Ordinance, or where applicable the requested relief in the form of use and area variances in accordance with § 81 of the General City Law of the State of New York and why they are necessary to achieve the objectives of the Proposed Project.
 - d. For the New York State Coastal Zone Management Program, the evaluation of the State Coastal Policies that address fish and wildlife resources will include an assessment of the potential for the Proposed Project to affect birds due to daytime and nighttime bird collisions. Measures that would be implemented to reduce potential bird collisions will be discussed, such as use of bird-safe materials for building facades and minimizing indoor and outdoor lighting at night (especially during spring and fall migration) and having obstruction lighting be flashing rather than steady-burning.
 4. Mitigation Measures - Discuss and evaluate mitigation measures for all identified significant adverse impacts.

B. Visual Resources and Community Character

1. Existing Conditions
 - a. Describe and document the visual character of the Project Site and surrounding area within one-quarter mile of the Project Site. The description should use text and graphics describing on- and off-Site structures, land-forms including topography, vegetative/tree cover, existing shadows, and illumination patterns. Existing condition photographs of the areas adjacent to the Project Site should be provided.
 - a. Describe existing streetscape on Woodworth Avenue.
 - b. Identify local visual resources potentially affected by the Proposed Project. Using topography to identify potentially impacted public spaces and parks show potential visual impact upon these sites.
 - c. Provide existing condition photographs of the Project Site from publicly accessible

viewpoints.

- i. Buena Vista Avenue at Yonkers Metro North Train Station between Nepperhan Street and Dock Street
 - ii. Metro-North operating tracks adjacent to Project Site
 - iii. Ravine Avenue adjacent to Ravine Park
 - iv. Woodworth Avenue at intersection with Lamartine Avenue
 - v. Woodworth Avenue at intersection with Babcock Place
 - vi. Warburton Avenue at intersection with Lamartine Avenue
 - vii. JFK Marina
 - viii. Downtown Yonkers Waterfront Park
 - ix. North Broadway at intersection with Lamartine Avenue
 - x. Glenwood Avenue at intersection with Warburton Avenue
 - xi. Glenwood Avenue at intersection with North Broadway
 - xii. Glenwood Avenue at intersection with Palisades Avenue
 - xiii. Glenwood Avenue at intersection with Park Avenue
2. Future Conditions without the Proposed Project
 - a. Describe potential changes to the Land Use Study Area that would be expected to change the visual and community character of the Project Site or alter the views of and into the Project Site from the vantage points listed above in the future without the Proposed Project by the Build-Year (i.e., 2026).
 3. Potential Impacts
 - a. Describe and analyze changes to existing views from the publicly accessible viewpoints identified above using a combination of photographs depicting the existing conditions and simulations, renderings, site line diagrams and/or cross sections. Discuss the visual and architectural character of the building program proposed. The NYSDEC Program Policy document "Assessing and Mitigating Visual Impacts" DEP-00-2 dated July 31, 2000, shall be used as a guideline.
 - b. Undertake a shadow analysis for the solstice and equinox at 9:00 am, 12:00 pm, and 3:00 pm on adjacent sidewalks, parks and surrounding properties including the adjacent Metro-North property adjacent to the Project Site. The analysis will show all properties that are impacted by the Proposed Project building shadows.
 - c. Include a quantitative assessment of potential wind impact of the Proposed Project on the pedestrian environment adjacent to the Project Site.
 - d. Describe the location, types and levels of lighting at a level of detail appropriate for inclusion in the DEIS the proposed exterior lighting program, including typical light fixtures maximum foot candles, and how this complies with any applicable City lighting standards.
 - e. Describe proposed landscape and streetscape improvements.
 4. Mitigation Measures - Discuss and evaluate mitigation measures for all identified significant adverse impacts.

C. Geology, Soils and Topography

1. Existing Conditions
 - a. Describe geologic, soil and topographic conditions on the Project Site with discussion of soil characteristics, subsurface conditions and suitability for construction based on Natural Resource Conservation Service (NRCS) data and any site-specific investigations.
2. Future Conditions without the Proposed Project
3. Potential Impacts
 - a. Describe potential impacts on soil and subsurface conditions, including the

- possibility of landslides, as a result of the Proposed Project.
- b. Impacts of grading and excavation should be quantified (i.e., cut and fill) and discussed. If excess earth materials will need to be removed from the site, estimate the number of tons and truck trips necessary to carry out the construction and identify the routes the trucks will take and describe the method of removal.
 - c. Identify the potential impacts of the use of geothermal heating and cooling facilities on the site.
 - d. Identify any rock removal necessary for construction of the Project and proposed methods of rock removal. Identify if blasting will be necessary.
 - e. Potential impacts related to soil erosion should be discussed, including impacts on adjacent Metro-North property. The standards for review for site plan approval with regards to steep slope sites (§43-105 of the Zoning Ordinance) shall be discussed.
4. Mitigation Measures - Discuss and evaluate mitigation measures for all identified significant adverse impacts.

D. Traffic and Transportation

1. Existing Conditions
 - a. Describe the roadway characteristics in the area surrounding the Project Site including, number of lanes, posted speed limit, types of roadways, accident reports (for most recent five-year period, as available from City and/or State agencies), parking, and traffic controls.
 - b. Describe existing traffic volumes for the following intersections (the "Traffic Study Area") during the weekday AM and PM peak hours:
 - i. Woodworth Avenue and Lamartine Avenue
 - ii. Woodworth Avenue and Babcock Place
 - iii. Woodworth Avenue and Ashburton Avenue
 - iv. Warburton Avenue and Lamartine Avenue
 - v. Lamartine Avenue and North Broadway (Route 9/Route 9A)
 - vi. Babcock Place and Warburton Avenue
 - vii. Ashburton Avenue and Warburton Avenue
 - viii. Ashburton Avenue and North Broadway (Route 9/Route 9A)
 - ix. Ashburton Avenue and Nepperhan Avenue
 - x. Ashburton Avenue and Saw Mill River Road (Route 9A)/Walnut Street
 - xi. Ashburton Avenue and Yonkers Avenue
 - c. Provide Capacity Analysis (Level of Service, or "LOS") for each of the above intersections (SYNCHRO Analysis¹). The capacity analysis shall be summarized in tabular form.
 - d. Describe existing public transportation and pedestrian/bicycle facilities in the vicinity of the Project Site.
 - e. Describe existing on-street parking and perform counts in the vicinity of the Project Site.
 - f. Summarize the City of Yonkers Complete Streets Policy (Article XVI of the City Code §103-129)
 - g. The most recent 3 years of available crash data records from the City of Yonkers Police Records Division for the Traffic Study Area intersections will be obtained and summarized in tabular form to determine general vehicular safety conditions in

¹ SYNCHRO software is a macroscopic analysis and optimization software application used to evaluate the performance of street and roadway intersections. Synchro is based on the Highway Capacity Manual's (HCM) methodology for signalized and unsignalized intersections as well as roundabouts.

- the Traffic Study Area.
2. Future Conditions without the Proposed Project
 - a. Describe any proposed roadway changes in the vicinity of the Project Site, if known.
 - b. Provide estimated traffic volumes for the Future Conditions without the Proposed Project (No-Build conditions) and conduct a capacity analysis (i.e., LOS) for the intersections in the Traffic Study Area using SYNCHRO software based on the Design Year, also known as Build Year² The capacity analysis shall be summarized in tabular form.
 - c. Identify potential increases in Metro-North ridership associated with other planned and anticipated residential growth in the Yonkers, and Glenwood station service areas.
 3. Potential Impacts
 - a. Provide estimated traffic volume generated by the Proposed Project based on information published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The site generated traffic volumes will be assigned to the roadway network based on anticipated arrival and departure distributions.
 - b. Combine site generated traffic volume with the No-Build Condition traffic volumes to develop the Build Condition traffic volumes for each of the peak hours.
 - c. Conduct capacity analysis for the intersections identified in the Traffic Study Area using SYNCHRO software for the Build Condition. The capacity analysis shall be summarized in tabular form.
 - d. Describe potential impacts, including increases in ridership on public transportation systems.
 - e. Identify potential impacts to Metro-North infrastructure and operations from increases in ridership and from on-Site lighting.
 - f. Describe on-site circulation of vehicles, (including automobiles, trucks and emergency vehicles) and pedestrians.
 - g. Discuss on-site parking ratios utilized. Discussed request for area variance with regards to minimum required parking and demonstrate that sufficient parking will be provided.
 - h. Discuss potential impacts on on-street parking during and after construction.
 - i. Review the consistency of the Proposed Project with the City of Yonkers' Complete Streets Policy. Identify potential impacts and safety measures of the Proposed Project related to aircraft travel, visibility and safety.
 - j. Discuss the impacts on low-flying aircraft which may be affected by flashing lights on the Project Site.
 4. Mitigation Measures - Discuss and evaluate mitigation measures for all identified significant adverse impacts.

E. Socioeconomic and Fiscal Conditions

1. Existing Conditions
 - a. Describe the current demographic and socioeconomic characteristics in the Project Site vicinity using information available from the US Census and compare these characteristics to those of the City of Yonkers and Westchester County. Describe the commercial (e.g., employment, types of businesses, general vacancy rates), residential (e.g., housing type, tenure, vacancy rates), and economic (e.g. area median income, poverty status) conditions for the area proximate to the Project Site.

² The Design Year or Build Year is the estimated year of the completion of the Proposed Project.

- Describe the Yonkers Affordable Housing Ordinance (Article XV of the Zoning Ordinance)
- b. Describe the existing property tax revenues to all taxing jurisdictions generated by the Project Site over the past three years.
2. **Future Conditions without the Proposed Project**
 - a. Describe projected population using available sources, such as the New York Metropolitan Planning Council (NYMTC), for the future without the Proposed Project by the Build-Year.
 - b. Using historical trends, project the changes in property and other taxes and fees attributable to the Project Site that are expected to occur in the future without the Proposed Project.
 3. **Potential Impacts**
 - a. Estimate the changes to the population and other demographic characteristics that are expected to occur as a result of the Proposed Action. Assess the potential for impacts related to primary (direct) and secondary (indirect) displacement of residents and businesses as a result of the Proposed Project. The assessment of secondary residential displacement will consider whether the Proposed Project will significantly influence the demographics and market conditions, potentially resulting in displacement within the vicinity of the Project Site. The assessment will identify the low-income population in the Project Site vicinity, existing affordable housing stock, rent protected units, and the population that may be vulnerable to secondary displacement if their rents were to increase. Discuss the addition of rental units into the area and lack of ownership units in the Project. Discuss potential for changes to the real estate market due to the Proposed Project's investment and increase in market-rate and affordable housing units, and whether such changes could lead to the displacement of identified vulnerable populations.
 - b. Describe potential displacement and secondary displacement impacts upon commercial and institutional uses in the study area. Discuss the potential commercial uses on the Project's first floor and impacts upon the study area.
 - c. Describe the requirements for affordable housing for the Proposed Project and its mitigating effects on potential secondary displacement.
 - d. Provide a quantitative estimate of the economic impacts and describe the tax generation and fiscal impacts. Estimate the changes in property taxes and fees to all taxing jurisdictions generated by the Project Sites with the Proposed Project. In order to analyze the impacts to the local economy related to the increased population and increased commercial development, the DEIS shall utilize the IMPLAN™ program to estimate the direct, indirect and induced benefits of the Project, including tax revenues and fees, the number and type of jobs (and compensation), and economic activity generated by the Proposed Project's operation and construction.
 - e. Identify any tax abatements, grants or financial incentives that will be sought by the Project and the impact on such abatements on fiscal impacts.
 - f. Identify the impacts and benefits of the City of Yonkers receiving the designation as a "Pro-Housing Community" in relation to the New York State Pro-Housing Community Program.
 4. **Mitigation Measures - Discuss and evaluate mitigation measures for all identified significant adverse impacts.**

F. Community Facilities and Services

1. **Police**
 - a. **Existing Conditions - Describe existing police protection services to the Project Site and site vicinity.**

- b. Future Conditions without the Proposed Project - Describe anticipated changes in the demand for police protection services in the future without the Proposed Project.
 - c. Potential Impacts - Evaluate potential impacts of the Proposed Project on police protection services on the Project Site and site vicinity.
 - d. Mitigation Measures - Discuss and evaluate mitigation measures for all identified significant adverse impacts.
2. Fire
 - a. Existing Conditions - Describe existing fire protection services to the Project Site and site vicinity.
 - b. Future without the Proposed Project - Describe anticipated changes in the demand for fire protection services in the future without the Proposed Project.
 - c. Potential Impacts - Evaluate potential impacts of the Proposed Project on fire protection services on the Project Site and site vicinity. Discuss ability for fire apparatus to access the Project Site.
 - d. Mitigation Measures - Discuss and evaluate mitigation measures for all identified significant adverse impacts.
3. Emergency Medical Services -
 - a. Existing Conditions - Describe existing emergency medical services to the Project Site and site vicinity.
 - b. Future Conditions without the Proposed Project - Describe anticipated changes in the demand for emergency medical services in the future without the Proposed Project.
 - c. Potential Impacts - Evaluate potential impacts of the Proposed Project on emergency medical services on the Project Site and site vicinity.
 - d. Mitigation Measures - Discuss and evaluate mitigation measures for all identified significant adverse impacts.
4. Public Schools
 - a. Existing Conditions - Discuss current public-school facilities that serve the area of the Project Site and enrollment status based on publicly available data and information supplied by the City of Yonkers School District. Summarize the current budget of the Yonkers School District, including expenditures and sources of revenue.
 - b. Future without the Proposed Project - Describe changes in anticipated enrollment or facility to the public schools in the future without the Proposed Project by the Build-Year. Describe changes to the school budget (expenses and revenue) that are expected to occur in the future without the Proposed Project.
 - c. Potential Impacts - Estimate the number of public-school age children that would be expected to enroll in the Yonkers School District as a result of the Proposed Project based on census data. If data are available, benchmark the census-based estimates with case-study data from recently constructed residential buildings in the City that are similarly proximate to transit. Evaluate the marginal costs of public-school age children anticipated to enroll in the Yonkers School District as a result of the Proposed Project and compare this cost to the property tax estimated to be generated for the School District. Analyze the potential impacts to school facility capacity as a result of the Proposed Project.
 - d. Mitigation Measures - Discuss and evaluate mitigation measures for all identified significant adverse impacts.
5. Solid Waste and Recycling
 - a. Existing Conditions - Describe existing City of Yonkers solid waste and recycling services provided to the Project Site. Identify the transfer station and Westchester County Refuse District to which solid waste is transported from the Project Site.

- b. Future without the Proposed Project – Describe planned changes to the City of Yonkers or Westchester County solid waste and recycling handling and disposal practices in the future without the Proposed Project.
 - c. Potential Impacts - Describe potential impacts to the City of Yonkers solid waste services from the Proposed Project. Estimate the amount of solid waste and recycling that would be generated by the Proposed Project. Estimate the amount of solid waste and recycling that would be generated by the Proposed Project. Describe how solid waste and recycling would be stored and collected at the Project Site. Describe how solid waste and recycling vehicles would access and maneuver on the Project Site.
 - d. Mitigation Measures -Discuss and evaluate mitigation measures for all identified significant adverse impacts.
6. Open Space and Recreation
- 1. Existing Conditions - Describe existing open spaces and recreation facilities within one mile of the Project Site.
 - 2. Future without the Proposed Project – Describe changes on local open spaces and recreation facilities in the vicinity of the Project Site in the future without the Proposed Project by the Build-Year. Describe changes to local open spaces and recreation facilities that are expected to occur in the future without the Proposed Project.
 - 3. Potential Impacts - Evaluate potential impacts on local open spaces and recreation facilities in the vicinity of the Project Site.

G. Utilities and Infrastructure

- 1. Existing Conditions
 - a. Based on information provided by the Yonkers Department of Public Works (DPW), describe in text and graphics the existing size, location, condition and capacity of municipal water and sanitary sewer infrastructure service the Project Site and site vicinity.
 - b. Provide the results of fire flow tests performed at the locations of any proposed interconnections.
 - c. Identify the existing water and sanitary sewer demands for the existing Project Site.
 - d. Identify the wastewater treatment plant that receives the sanitary sewer flow from the Project Site and the capacity and current flow conditions at the plant.
 - e. Identify the source of potable water for the Project Site and the capacity of, and current demand on that source.
- 2. Future Conditions without the Proposed Project
 - a. Based on information provided by the Yonkers Department of Public Works (DPW), identify any planned improvements to the water or sanitary sewer system and any proposed demands expected in the future without the Proposed project.
- 3. Potential Impacts
 - a. Quantify and describe estimated water demand for domestic and fire and sanitary sewer flows for the Proposed Project. Discuss the capacity of the water supply and sanitary sewers to service the estimated demands. Calculate the anticipated water and sewer fees anticipated to be paid by the Proposed Project
 - b. Identify any improvements to the water and/or sanitary sewer infrastructure, if needed.
- 4. Mitigation Measures -Discuss and evaluate mitigation measures for all identified significant adverse impacts.

H. Stormwater Management

1. Existing Conditions
 - a. Describe and map existing drainage patterns and stormwater management systems on the Project Site and within surrounding off-site areas located within the same drainage basin(s). Calculate and describe the existing pre-development peak run-off rates for the 1-,10- and 100-year storm events.
2. Future Conditions without the Proposed Project
 - a. Identify and describe any changes to the drainage patterns or stormwater management systems without the Proposed Project.
3. Potential Impacts
 - a. Describe and illustrate the proposed post-development stormwater management system and any changes to the existing drainage patterns. Calculate and describe the post-development peak run-off rates for the 1-,10- and 100-year storm events. Prepare preliminary stormwater quality calculations to satisfy the requirements of the City of Yonkers and New York State Department of Environmental Conservation (NYSDEC). Include a preliminary Stormwater Pollution Prevention Plan (SWPPP) in the Appendix to the DEIS.
4. Mitigation Measures -Discuss and evaluate mitigation measures for all identified significant adverse impacts.

I. Energy Usage

1. Existing Conditions
 - a. Describe existing electricity and gas service to the Project Site. Describe current ConEdison moratorium on new or expanded natural gas services.
2. Future Conditions without the Proposed Project
 - a. Describe any anticipated improvements to the electric or gas systems expected to be undertaken in the future without the Proposed Project.
3. Potential Impacts
 - a. Quantify the anticipated electric demands for the Proposed Project and evaluate if the capacity of the system is adequate to meet the estimated demands. Discuss the impacts of the ConEdison gas moratorium.
 - b. Discuss compliance with the Yonkers Green Building Code (Chapter 50 of the Yonkers City Code) and applicable New York State energy code.
4. Mitigation Measures -Discuss and evaluate mitigation measures for all identified significant adverse impacts.

J. Air Quality

1. Existing Conditions
 - a. Describe existing ambient air quality using information from the NYSDEC's Ambient Air Quality Monitoring program. Describe the State Implementation Plan (SIP) and attainment status.
2. Future Conditions without the Proposed Project
 - a. Describe the potential cumulative impacts to air quality resulting from the No Build projects evaluated in the TIS.
3. Potential Impacts
 - a. Stationary Source Analysis - Perform a screening level analysis to determine whether emissions from on-Site fuel fired heat and hot water systems (for example, boilers or hot water heaters) are significant. The screening analysis should use the procedures outlined in the New York City CEQR Technical Manual that consider the distance of the heat and hot water system exhausts to the nearest building of equal or greater height, the proposed building sizes, the heights of the exhaust, and

the types of fuel used. The analysis will identify the location and nature of new combustion sources and will assess the emissions and potential impacts from these units and shall include a building on proposed building analysis.

If the potential for air quality impacts is identified using the screening level analysis, a refined air quality modeling analysis will be performed using the United States Environmental Protection Agency (EPA) approved and preferred air dispersion modeling, such as AERMOD dispersion model, detailed building and receptor information, and five years of meteorological data and upper airdata to determine if significant adverse air quality impacts are expected.

b. Mobile Source Analysis –

1. Carbon Monoxide (CO) – Perform a screening analysis of intersections included in the Traffic Study Area to determine the potential for significant carbon monoxide impacts and which locations may need further detailed study. Intersections will be chosen based on the procedures outlined in the NYSDOT The Environmental Manual (TEM), or latest available NYSDOT guidance and the EPA Guidelines for Modeling Carbon Monoxide Roadway Intersections.
2. For intersections with a Level of Service of “D” or worse in the Build Condition, use the TEM capture criteria to determine whether intersections require further study. If any of the capture criteria are met, perform a volume threshold screening analysis at affected intersections. The intersections selected for the screening analysis will be based on the traffic network.
3. If any intersections do not pass the volume threshold screening criteria, a mobile source analysis would be performed using vehicular CO engine emission factors from EPA’s MOVES model based on provided speed and vehicle mix data and an EPA approved and preferred air dispersion model (such as AERMPD) to predict the maximum change in carbon monoxide concentrations, and to determine if the potential for exceedances of the carbon monoxide ambient standard exists at intersections near the Project Sites. The area to be included in this modeling effort will be determined using EPA’s recommendations in the Guideline for Modeling Carbon Monoxide from Roadway Intersections (i.e., all significant mobile source emissions within 1,000 feet of the intersection of concern).
4. Particulate Matter (PM) - Perform a screening analysis for particulate matter (PM) less than 10 microns and less than 2.5 microns in diameter (PM10 and PM2.5) from mobile sources. Based on EPA guidance regarding PM, traffic data for the intersections that would be affected by the Proposed Project, such as the LOS, the increase in the number of diesel vehicles, and potential receptor locations will be considered to determine whether a refined microscale modeling analysis would be warranted for PM10 and PM2.5.
5. If the screening analysis indicates the need for a refined PM analysis, maximum predicted PM10/PM2.5 concentrations will be determined using appropriate MOVES emission factors and applying corresponding traffic data included in the TIS. Following the procedures outlined in the Transportation Conformity Guidance for Quantitative Hot-Spot Analyses in PM2.5 and PM10 Nonattainment and Maintenance Areas (November 2013), 24-hour PM10 and PM2.5 and annual average PM2.5 concentrations will be determined using an EPA approved and preferred air dispersion model at simulated receptors for the critical analysis year that is equal to the EPA’s CAL3QHCR model. Using the procedures in the Transportation Conformity Guidance four peak hour periods

(morning peak, midday, evening peak, and overnight) will be analyzed using the latest available 5- year dataset from the most representative meteorological station near the Project Sites. Maximum predicted PM₁₀ /PM_{2.5} concentrations will be compared to the NAAQS and the potential for significant adverse air quality impacts would be determined.

4. Mitigation Measures -Discuss and evaluate mitigation measures for all identified significant adverse impacts.

K. Noise

1. Existing Conditions
 - a. Determine existing noise levels and noise characteristics on, and proximate to, the Project Site. The Noise Study Area will include areas of noise-sensitive land use (e.g., residences, schools, hospitals, open space, etc.) adjacent to the Project Site or along routes used by vehicular traffic traveling to and from the Project Site.
2. Future Conditions without the Proposed Project
 - a. At each receptor location, determine the noise levels without the Proposed Project using the existing condition noise levels described above and proportional modeling techniques or other approved analysis methodologies to account for changes in vehicular, aircraft or rail traffic volumes. Compare existing noise levels and future noise levels without the Proposed Project with various noise standards, guidelines, and other noise criteria.
3. Potential Impacts
 - a. Determine potential noise levels with the Proposed Project.
 - i. Evaluate potential noise levels based on the guidance from NYSDEC "Assessing and Mitigating Noise Impacts" DEP-00-1 revised February 2, 2001, and the requirements of the City of Yonkers Noise Ordinance (Chapter 66 of the City Code).
 - ii. At each receptor location identified above, determine the noise levels with the Proposed Project for the analysis years using existing noise levels, and proportional modeling techniques or other approved analysis methodologies to account for changes in traffic volumes due to the Proposed Project, and consider potential increases in noise levels due to operation of proposed new parking garages and on-Site mechanical equipment (i.e., HVAC equipment). Compare the predicted noise levels at the proposed new residential and commercial uses to generally accepted noise level standards for residential and commercial uses.
4. Mitigation Measures --Discuss and evaluate mitigation measures for all identified significant adverse impacts.

L. Hazardous Materials

1. Existing Conditions
 - a. Evaluate the Project Site and surrounding area's history of the presence of hazardous substances through the analysis of historical records, aerial photographs, historic maps, municipal records, field observations and interviews with individuals familiar with the history of the area.
 - b. Review of federal and state databases and records for documentation of potential liabilities relevant to the Project Site, such as the US EPA's CERCLIS (Comprehensive Emergency Response Compensation and Liability Information System), the National Priorities List (NPL), NYSDEC Inactive Waste Disposal Report, New York Spills Database, among others.
 - c. Prepare and summarize the findings of a Phase I Environmental Site Assessment of

- the Project Site, and adjacent areas that influence the Site.
2. Future Conditions without the Proposed Project
 - a. Describe potential changes, if any, to hazardous materials on the Project Site or surrounding area without the Proposed Project.
 3. Potential Impacts
 - a. Describe the potential for impacts from hazardous materials that may result from the demolition of the existing improvements and construction of the Proposed Project. Identify removal protocols, permits required and responsible agency.
 4. Mitigation Measures - Discuss and evaluate mitigation measures for all identified significant adverse impacts.

M. Construction

1. Potential Impacts
 - a. Describe anticipated construction activities including site demolition and preparation, earthwork, removal of materials off-site, stockpiling and rock removal, if necessary.
 - b. Evaluate potential construction impacts including:
 1. Types of construction equipment
 2. Phasing and staging
 3. Truck traffic during construction and impacts on nearby streets
 4. Duration and hours of operation
 5. Construction employee trips and parking
 6. Potential impacts from construction activities such as noise, vibrations and impacts on older buildings, air quality, stormwater, and traffic, including truck trips
 7. Sediment and erosion control
 8. Soil import and/or export
 9. Blasting and Subsurface Investigations - If blasting is anticipated, discuss the blasting protocol that would be followed to minimize or mitigate significant adverse impacts from the blasting activities. Discuss impacts on foundations of adjacent buildings.
 10. Construction Management Protocol – Discuss the City’s Construction Management Protocol, including the requirements for a Construction Management Plan and City inspection requirements. Identify the key elements of the Construction Management Plan that are relevant to the Proposed Project.
 11. Provide a qualitative discussion of the potential dust impacts resulting from site preparation, and post-construction activities.
2. Future Conditions without the Proposed Project
3. Mitigation Measures - Discuss and evaluate mitigation measures for all identified significant adverse impacts.

IV. Alternatives

Pursuant to Part 617(b)(5)(v), the DEIS must contain a description and evaluation of reasonable alternatives to the Proposed Action that are feasible, considering the objectives and capabilities of the Applicant. The description and evaluation of each alternative should be at a level of detail that will enable general comparison to the primary program elements, and general impacts to environmental features, traffic, etc. Provide a table which summarizes the comparative analysis of the proposed action to each alternative.

- Alternative A: No Action (No Build) - No changes to the existing Project Site. The existing improvements and structures would remain.
- Alternative B: Additional principal permitted uses in the C Zoning District. This alternative analyzes the potential environmental impacts of not approving the Proposed Action and having the Project Site redeveloped pursuant to the current zoning.
- Alternative C: Development without any required zoning variances: this alternative analyzes the potential environmental impacts of approving the use variance, but the development program meets all bulk setback requirements and other applicable zoning provisions of the C Zoning District.

V. OTHER REQUIRED ANALYSES

- A. **Irreversible and Irretrievable Commitment of Resources.** Identify any irreversible and irretrievable commitments of environmental resources that would be associated with the Proposed Action should it be implemented.
- B. **Unavoidable Adverse Impacts.** Identify those adverse environmental impacts that cannot be avoided or adequately mitigated if the Proposed Action is implemented.
- C. **Growth Inducing Aspects of Proposed Action.** Growth-inducing aspects of the Action include its direct and indirect effects that promote additional development in the area. The nature of such anticipated growth as related to the Action will be described, and the impacts of that growth will be assessed. The cumulative impacts of the Action will be analyzed in consideration of the policies and development activities in adjoining areas of the City.
- D. **Energy Use and Conservation.** Provide a brief discussion on those aspects of the proposed project which would contribute to an increase in energy as well as conceptual options for conservation; discuss impacts from greenhouse gas emissions.
- E. **Identify measures to avoid or reduce impacts on Climate Change.** Provide a brief discussion on the Project's operational carbon footprint and any associated impacts due to the effects of climate change such as sea level rise and flooding. Provide a qualitative analysis of the carbon reducing strategies employed in the Project design.

VI. APPENDICES

Certain procedural documentation, as well as technical studies summarized or referenced in the DEIS should be provided in full in an appendix to the DEIS:

- SEQRA Documentation. Full Environmental Assessment Form (FEAF), Positive Declaration, Final Scoping Document.
- Official correspondence related to the DEIS:
- Full Size Site Plan drawings including not limited to:
 - Preliminary engineering plans (to be enclosed under separate cover)
 - Conceptual architectural plans
- Technical studies, including but not limited to:
 - Preliminary SWPPP
 - Phase I Environmental Site Assessment
 - Zoning Feasibility Analysis

- Shadow Analysis
- Traffic Impact Study
- Air Analysis
- Visual Analysis
- Other technical studies, as necessary

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