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DEPUTY COMMISSIONER

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PLANNING DIRECTOR



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PLANNING BUREAU
CITY OF YONKERS

**NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT (“DEIS”)
and**

**NOTICE OF PUBLIC HEARING ON THE DEIS
for the**

**AMS Yonkers Downtown Development Project
Yonkers, New York**

February 16, 2022

RECEIVED
2022 FEB 17 PM 2:12
WESTCHESTER COUNTY
BOARD OF LEGISLATORS

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 87 (State Environmental Quality Review Act; “SEQRA”) of the Environmental Conservation Law.

On February 9, 2022, the City of Yonkers Planning Board, the SEQRA Lead Agency, accepted the Draft Environmental Impact Statement for the Proposed AMS Yonkers Downtown Development Project as adequate for the purposes of commencing public review and comment regarding issues addressed in the adopted Scoping Document.

Written comments are requested and will be accepted until April 27, 2022 or 10 days following the close of the public hearing if adjourned to a later date. Please submit comments via email to planninginfo@yonkersny.gov.

A public hearing on the DEIS will be held on **March 9, 2022 at 7:00 PM** at **Sunders Technical and Trade High School 183 Palmer Road, Yonkers, NY 10701**. See Planning Board agenda for meeting information here: <https://www.yonkersny.gov/work/departments-of-planning-development/boards-agencies/planning-board/agenda>

The DEIS is available for public review here: www.AMSYonkersDowntownSEQRA.com

Project Title: AMS Yonkers Downtown Development Project

Project Locations: Block: 512 Lot: 11 known as 41 Buena Vista Avenue
Block: 485, Lot: 1 known as 20 Palisade Avenue
Block: 475, Lot: 51 known as 32 John Street
Block: 2018, Lot: 8 known as 7 Overlook Terrace
Block: 2018, Lot: 12 known as 15 Overlook Terrace
Block: 2018, Lot: 16.18 known as 23 Overlook Terrace
Block: 2018, Lot: 20 known as 14 Overlook Terrace
Block: 2018, Lot: 25 known as 12 Overlook Terrace
Block: 2018, Lot: 48 (Part) known as 14 North Broadway (Part)
Block: 2018, Lot 50 known as 16 North Broadway
Block: 2018, Lot: 51 known as 18 North Broadway
Block: 2018, Lot: 56 known as 28 North Broadway
Block: 2018, Lot: 57 known as 30-32 North Broadway
Block: 2018, Lot 67 known as 50 North Broadway
Block: 2018, Lot: 71 known as 2 Baldwin Place
Block: 2018, Lot: 75 known as 10 Baldwin Place
Block: 2018, Lot: 79 known as 18 Baldwin Place
City of Yonkers
Westchester County, New York

SEQRA Type: Type I action

Project

Description:

AMS Acquisitions, LLC and its affiliates (the "Applicant") propose to develop a transit oriented, mixed-use development (the "Proposed -Project") at three sites (Teutonia, Chicken Island, and North Broadway, together the 'Project Sites'). In several phases over approximately ten years, the Applicant proposes to develop the Project Sites with approximately 3,556 residential rental units, including affordable units as required by Article XV of the City of Yonkers Zoning Ordinance (the "Zoning Ordinance"), approximately 95,000 square feet (sf) of retail use, approximately 30,000 sf of commercial office, and approximately 3,909 parking spaces.

To facilitate the Proposed Project, the Applicant has petitioned the City of Yonkers City Council for amendments to the City's Zoning Map and Zoning Ordinance and proposes amendments to the City's Getty Square Urban Renewal Plan, Riverview Urban Renewal Plan, and Downtown Master Plan. Together, the Proposed Project and related Site Plan approval by the City of Yonkers Planning Board, and the City Council approval of the Proposed Zoning and of amendments to affect urban renewal plans and the City's Downtown Master Plan are referred to as the "Proposed Action".

DEIS Online

Location: www.AMSYonkersDowntownSEQRA.com

Contact Person: Lee Ellman, Deputy Commissioner
City of Yonkers Planning Bureau
87 Nepperhan Avenue, Suite 320
Yonkers, New York 10701
(914) 377.6555
FAX (914) 377.6552
PlanningInfo@yonkersny.gov

Copies of this notice have been sent to:

- City of Yonkers, Mayor Mike Spano
- City of Yonkers, City Engineer, Paul Summerfield, PE
- City of Yonkers, Traffic Engineering, Dominic Micka
- City of Yonkers, Water Engineer, John Speight
- City of Yonkers, Department of Housing and Buildings, Acting Commissioner Sam Borelli
- City of Yonkers, Corporation Counsel Matthew Gallagher, Esq.
- City of Yonkers, Economic Development Corp. via Cmmr. of Planning & Development Louis Albano
- City of Yonkers, Fire Department, Commissioner Anthony Pagano
- City of Yonkers, Fire Department, Chief Christopher DeSantis, P.E.
- City of Yonkers, Department of Public Works, Commissioner Thomas Meier
- City of Yonkers, Police Department, Commissioner John J. Mueller
- City of Yonkers, City Council via Vincent Spano, City Clerk
- City of Yonkers, City Council President, Lakisha Collins-Bellamy
- City of Yonkers, Landmarks Preservation Board, Chairman Charlie Hensley
- City of Yonkers, Zoning Board of Appeals, Chairman Joseph Cianciulli
- City of Yonkers, Downtown BID, Sara Brody, Executive Director
- City of Yonkers Board of Education
ATTN: Dr. Edwin M. Quezada, Superintendent
- City of Yonkers, Community Development Agency
ATTN: Mayor Mike Spano, Chairman
- City of Yonkers, Industrial Development Agency
ATTN: Jim Cavanaugh, President
- Westchester County Department of Public Works & Transportation
ATTN: Hugh J. Greechan, Jr., PE, Commissioner
- Westchester County Department of Public Works & Transportation
ATTN: Kevin Roseman, PE, Traffic Engineer
- Westchester County Department of Public Works & Transportation
ATTN: Naomi Klein, Director of Transportation Planning
- Westchester County Department of Planning
ATTN: David Kvinge, Director of Environmental Planning
- Westchester County Department of Health
ATTN: Bureau of Environmental Quality
- Westchester County Board of Legislators
ATTN: Sunday Vanderberg, Clerk & Administrative Officer

NYS Home and Community Renewal, Ayanna Waynor
NYS Housing Finance Agency, Ayanna Waynor
New York State Department of Environmental Conservation, Region 3
ATTN: John Petronella, Regional Permit Administrator
New York State Department of Environmental Conservation, Albany
ATTN: Division of Environmental Permits
New York State Department of Transportation, Region 8
ATTN: Ed Goff, PE, Regional Traffic Engineer
New York State Office of Parks, Recreation, and Historic Preservation
ATTN: Daniel McKay, Deputy Commissioner
New York State Office of Parks, Recreation, and Historic Preservation
ATTN: Chelsea Powers, Westchester County Regional Coordinator
New York State Department of State, Office of Communities & Waterfronts, Denise Caldwell
New York State Department of State, Division of Coastal Resources
United States Army Corps of Engineers, New York District, Stacey Jensen
Palisades Interstate Park Commission, Joshua Laird, Executive Director
Metro North Railroad, John P. LaFond, Assistant Director of I & C
Metro North Railroad Legal Department, Susan Sarch, Esq.
Metro North Railroad Station Area Planning Department, Robyn Hollander

Notice of this determination has been provided to the following email address for publication in the Environmental Notice Bulletin: enb@dec.ny.gov

Attachment: City of Yonkers Planning Board Resolution adopted February 9, 2022 to accept the Draft Environmental Impact Statement (DEIS) as complete for public review

PLANNING BOARD RESOLUTION

I make a resolution to accept the Draft Environmental Impact Statement (DEIS) as complete for public review on the proposed amendments to the City Of Yonkers Zoning Ordinance, amendments to the zoning map, and site plan review application for the proposed AMS Downtown Development project at Block: 512 Lot: 11, Block: 485 Lot: 1, Block: 2018 Lots: 8, 12, 16, 18, 20, 25, 48 (Part), 51, 56, 57, 68, 71 and 75 on the properties known as 41 Buena Vista Avenue, 20 Palisade Avenue, 7, 14, 12, 15 & 23 Overlook Terrace, part of 14 North Broadway, 18 & 52 North Broadway and 2 & 10 Baldwin Place.

A minimum 60 day public comment period shall commence after the circulation of the notice of completion to allow the Board and the public sufficient time to read and comment upon the DEIS. If deemed necessary, the Board has authority as lead agency to extend the comment period for a longer amount of time.

A public hearing shall be scheduled for the March 9, 2022 Planning Board meeting. If deemed necessary, the Board has authority as lead agency to carry over the public hearing to a separate public meeting or to the April 13, 2022 regular meeting. In either case, the public comment period shall remain open until April 27, 2022 to give the public adequate time to review the document and submit comments to the City, and to allow comments to be submitted for 14 days after the close of an optional public hearing on April 13, 2022.

Date: February 9, 2022
Motion by: J. Larkin
Seconded by: A. Landi
By a vote of: 5-0 (2 absent)