



**NELSON POPE VOORHIS**

environmental • land use • planning

**MEMORANDUM**

**FROM:** William C. Brady, AICP

**SUBJECT:** Completion and Public Hearing for the Draft Environmental Impact Statement (DEIS),  
143 Woodworth Avenue, City of Yonkers

**DATE:** July 22, 2024

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Please find attached the Public Notice of Completion and Public Hearing for the Draft Environmental Impact Statement for the 143 Woodworth Avenue development in the City of Yonkers.

**William C. Brady, AICP**  
Principal Planner



**NELSON POPE VOORHIS**

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**PUBLIC NOTICE**  
**OF COMPLETION AND PUBLIC HEARING FOR THE**  
**DRAFT ENVIRONMENTAL IMPACT STATEMENT**  
**FOR THE 143 WOODWORTH AVENUE SITE REDEVELOPMENT**

The Zoning Board of Appeals of the City of Yonkers, as lead agency under the State Environmental Quality Review Act, has determined that the proposed development of 143-151 Woodworth Avenue (Section:2, Block: 2102, Lots: 4, 5.7, 11, 39 and 41) in the City of Yonkers as proposed by TCP Realty, L.L.C., may have a potential significant adverse impact on the environment and a Draft Environmental Impact Statement ("DEIS") that is adequate for public comment has been prepared. The DEIS is available on-line at <https://www.yonkersny.gov/1126/New-Environmental-Review> and at City of Yonkers Department of Housing and Building, 5th floor, 87 Nepperhan Avenue AND Yonkers Dept of Planning and Development, 3rd floor, Room 320, 87 Nepperhan Ave, Yonkers, NY 10701. A public hearing on the DEIS will be held on September 3, 2024, from 6:00 p.m. to 8:00 p.m. at Yonkers City Hall, Council Chambers, 4<sup>th</sup> floor, 40 S. Broadway, Yonkers, NY 10701. All of those interested will be given an opportunity to be heard with a time limit of three (3) minutes per speaker. The ZBA will accept written comments on the on the DEIS until 4:00 p.m. on September 17, 2024. Written comment can be submitted by mail to 87 Nepperhan Ave., 5th Floor Yonkers, NY 10701 or by email at ZBAPublic@YonkersNY.gov.

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. 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 for approval of use and area variances. The Proposed Project will also require site plan approval from the City of Yonkers Planning Board. The Proposed Project, together with the required variances and site plan approval, constitute the "Proposed Action."

Dated: July 19, 2024