

MIKE SPANO  
MAYOR

LOUIS J. ALBANO  
COMMISSIONER

LEE J. ELLMAN, AICP  
DEPUTY COMMISSIONER

ZACHARY J. NERSINGER  
PLANNING DIRECTOR



DEPARTMENT OF  
PLANNING & DEVELOPMENT  
87 NEPPERHAN AVENUE, ROOM 320  
YONKERS, NY, 10701-3892  
914-377-6555  
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PLANNING BUREAU

**NOTICE OF COMPLETION OF  
FINAL ENVIRONMENTAL IMPACT STATEMENT ("FEIS")  
For the**

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

**September 21, 2022**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act; "SEQRA") of the Environmental Conservation Law.

At its meeting of September 19, 2022, the City of Yonkers Planning Board, acting as Lead Agency, accepted the Final Environmental Impact Statement ("FEIS") for the Proposed Type I Action, known as the AMS Yonkers Downtown Development project affecting the real properties and project sites referred to as the "Teutonia Hall Site", the "Chicken Island Site", and the "North Broadway Site", as COMPLETE pursuant to Part 617 SEQRA.

**Project Title:** AMS Yonkers Downtown Development Project

**Project Description:**

AMS Acquisitions, LLC and its affiliates (the "Applicant") propose to develop a transit oriented, mixed-use development at three project sites: the Teutonia Hall site, the Chicken Island site, and the 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 rental units as required by Article XV of the City of Yonkers Zoning Ordinance, approximately 84,000 square feet (sf) of retail, restaurant, and person service uses, approximately 30,000 square feet (sf) of commercial office, and approximately 3,904 parking spaces.

To facilitate the proposed project the Applicant has petitioned the City of Yonkers City Council for amendments to the City of Yonkers Zoning Map and Zoning Ordinance and for amendments to the City of Yonkers 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 the amendments to affect urban renewal plans and the Downtown Master Plan are referred to as the "Proposed Action".

**SEQRA Type:** Type I Action

**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

**Electronic Access to FEIS:**

[www.AMSYonkersDowntownSEQRA.com](http://www.AMSYonkersDowntownSEQRA.com)

**Contact Person:**

Zachary Nersinger, Planning Director  
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[PlanningInfo@yonkersny.gov](mailto:PlanningInfo@yonkersny.gov)

**Attachment:**

1. City of Yonkers Planning Board resolution adopted September 19, 2022.

Notice of this determination has been submitted to [enb@dec.ny.gov](mailto:enb@dec.ny.gov) for publication in the Environmental Notice Bulletin.

**Copies of this notice have been sent to:**

**City of Yonkers**, Mayor Mike Spano  
**City of Yonkers**, City Engineer, Paul Summerfield, P.E.  
**City of Yonkers**, Traffic Engineering, Dominic Micka  
**City of Yonkers**, Water Bureau, via City Engineer, Paul Summerfield, P.E.  
**City of Yonkers**, Department of Housing and Buildings, Commissioner Sam Borrelli  
**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, Chairperson Charlie Hensley  
**City of Yonkers**, Zoning Board of Appeals, Chairperson Wilson Kimball  
**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

**CITY OF YONKERS  
PLANNING BOARD RESOLUTION**

Regarding the Proposed Action submitted by the Applicant, AMS Acquisitions, LLC, known as the “AMS Yonkers Downtown Development” zoning petition for amendments to the Official Zoning Map and Zoning Ordinance of the City of Yonkers affecting the real properties and project sites referred to as the “Teutonia Hall Site”, the “Chicken Island Site”, and the “North Broadway Site”, as designated on the Tax Map of the City of Yonkers as the addresses listed below<sup>1</sup>, the City of Yonkers Planning Board acting as Lead Agency pursuant to the environmental review of the Proposed Action pursuant to Part 617 State Environmental Quality Review Act (SEQRA) finds the following based on the materials, plans, and studies submitted by the Applicant.

1. On August 25, 2020 the Applicant filed a Petition with the City Clerk for amendments to the Official Zoning Map and the Zoning Ordinance to facilitate the development on above reference project sites.
2. On September 17, 2020 the City Council of the City of Yonkers determined the Petition for the Proposed Action constituted a Type I Action pursuant to Part 617 SEQRA.
3. On October 27, 2020 the City Council adopted Resolution No. 116-2020 authorizing the Planning Board to act as Lead Agency for the SEQRA review of the Proposed Action.
4. The Planning Board, as Lead Agency, scheduled a Public Scoping Session on November 30, 2020.
5. The Planning Board adopted the Final Scope for the preparation of a Draft Environmental Impact Statement (“DEIS”) on February 10, 2021.
6. The Applicant prepared and submitted a DEIS with appendices on February 9, 2022.
7. The Planning Board held public hearings on the DEIS on March 9, 2022 and April 13, 2022 to collect public comments.
8. The 60-day public comment period on the DEIS closed on April 27, 2022.
9. At the direction of the Board, the Applicant prepared and submitted a Final Environmental Impact Statement (“FEIS”) on August 26, 2022 for its review and consideration.
10. The Planning Board has reviewed the FEIS for the Proposed Action known as the “AMS Yonkers Downtown Development” and has determined the document meets the criteria set forth in Section 617.9(b)(8) of the regulations implementing Article 8 of the New York State Environmental Conservation Law.

Now therefore be it resolved, the Planning Board accepts the FEIS as complete pursuant to Part 617 of SEQRA regulations; and

Be it further resolved, the Planning Board directs Planning Bureau to circulate the FEIS and notice this determination of completion as required by Section 617.12 of the regulations implementing Article 8 SEQRA.

Date: September 19, 2022  
 Motion by: J. Larkin  
 Seconded by: A. Landi  
 By a vote of 4 – 0 (2 Absent, 1 Vacant)

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<sup>1</sup>

TAX MAP ID	AND	STREET ADDRESSES:
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
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