

A. INTRODUCTION AND SUMMARY OF FINDINGS

This chapter considers potential impacts of the Proposed Project on community facilities and services, including emergency service providers (police protection, fire protection, and emergency medical services); public schools; parks, recreation, and open space; solid waste and recycling services; and other municipal services. Existing conditions for current service providers, future conditions expected without the Proposed Project, and potential impacts of the Proposed Project are addressed. Potential Project-related impacts to the public water supply system, sanitary sewer system, and combined sanitary/storm sewer systems are addressed in Chapter 8, “Infrastructure and Utilities.”

To understand potential impacts to emergency service providers, requests for information were sent to each emergency service provider serving the Project Sites. Information requested included current staffing for each provider, a description of equipment and personnel, anticipated response time to the Project Sites, number and type of all services calls received by each provider to the Project Sites from the year 2017 to present, as well as overall calls for service since 2017. Also requested was information regarding anticipated changes that could affect a provider’s future capacity to respond to emergencies, such as anticipated new equipment or anticipated changes in personnel or budget, and any other anticipated changes to service. This Chapter summarizes information received from each service provider. Correspondence received is in **Appendix H-1**.

Based on the analyses in this chapter, the Proposed Project would not result in a significant adverse impact on community facilities and services. The Proposed Project would increase the demand for emergency services (e.g., police, fire, and EMS); however, the cost associated with providing additional emergency services and other City-provided services (approximately \$4.07 million per year) would be more than offset by additional Project-generated tax revenue generated by the Proposed Project (approximately \$4.67 million in net new property taxes, \$0.19 million in sales taxes, and \$4.08 million in personal income taxes from new residents). In addition, emergency service providers do not anticipate the need to acquire new, specialized equipment to serve the Proposed Project.

Upon full buildout, the Proposed Project would be estimated to enroll approximately 313 school-age children attending the Yonkers Public Schools (YPS). The cost of this increase in enrollment (1.2 percent over existing) would be approximately \$3.18 million per year. As described in this chapter and in Chapter 6, “Socioeconomics, Fiscal Impacts, and Environmental Justice,” upon completion, the Proposed Project would pay approximately \$9.78 million per year in property taxes to YPS, which represents a net increase of approximately \$9.63 million over the current school tax revenue generated by the Project Sites, and significantly more than the costs to educate public school students generated by the Proposed Project. YPS is currently over their enrollment capacity. The most recent data available from 2020 showed that YPS facilities were over capacity

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by 5,788 students.¹ Several new schools are proposed for or undergoing construction, including the former St. Denis site which is expected to generate approximately 541 to 636 new seats for Pre-K through 8th grade. Additionally, two other Pre-K through 8th grade schools have been proposed in the area, including one near Grant Park and another on Ravine Avenue, estimating roughly 760 and 588 new seats, respectively. However, these schools alone are not anticipated to fully resolve YPS' capacity issues.

As discussed in Chapter 6, "Socioeconomics and Fiscal Impacts," the Applicant anticipates applying to the Yonkers Industrial Development Agency (Yonkers IDA) for financial assistance to make the Proposed Project economically viable, which may include one or more payment in lieu of taxes (PILOT) agreements. The terms of the potential PILOT agreements, including the amount of payments and duration of agreements, are not currently known. However, it is reasonable to assume that the Yonkers IDA would require payments to taxing jurisdictions in amounts sufficient to cover any increased costs incurred by governmental service providers as a result of the Proposed Project, including emergency responders and the Yonkers Public Schools.

The Proposed Project would include approximately 2.56 acres of open and recreational space, including a total of approximately 0.74 acres of publicly accessible open space on the Chicken Island Site (0.49 acres) and the North Broadway Site (0.25 acres). The Applicant would work with the City on the final design and programming of the Proposed Project's publicly accessible open spaces and recreation areas, which are envisioned to be used for passive recreation and would be owned, operated and maintained by the Applicant. The remaining 1.82 acres of open and recreational space provided by the Proposed Project would be private (for use by Project residents) and would consist of a mix of amenity terraces (including swimming pools at the Teutonia and Chicken Island Sites). With the Proposed Project, the public open space ratio within the SESA would decline from 1.42 acres per 1,000 people to 1.18 acres per 1,000 people. (If the privately accessible open space of the Proposed Project were counted, that ratio would be 1.22 acres per 1,000 people.) To maintain the ratio of open space per capita in the Socioeconomic Study Area² (SESA) that would be expected in the Future without the Proposed Project (i.e., 1.42 acres per 1,000 people), approximately 13.13 acres of publicly accessible open space would be required, which is larger than the combined size of the Project Sites. As described below, there are several large parks just outside of the Socioeconomic Study Area³ (SESA) that project residents can use. Finally, the Proposed Project would achieve other municipal planning objectives, including reactivating Chicken Island through the development of new blocks, sidewalks, and streets, as well as creating a meaningful pedestrian connection between North Broadway/ Getty Square and Locust Hill.

With respect to solid waste generation, assuming a residential and commercial recycling rate of approximately 50 percent, which is consistent with the current Westchester County rate,⁴ the Proposed Project would be expected to generate approximately 41.5 tons per week (2,158 per

¹ KG+D Architects. "Yonkers Joint Schools Construction + Modernization Plan." Rebuild Yonkers Schools Research, Rebuild Yonkers Schools, 2020, <https://www.yonkersny.gov/home/showpublisheddocument/25514/637490987595870000>

² The Socioeconomic Study Area is defined in Chapter 6, "Socioeconomics, Fiscal Impacts, and Environmental Justice."

³ The Socioeconomic Study Area is defined in Chapter 6, "Socioeconomics, Fiscal Impacts, and Environmental Justice."

⁴ <https://environment.westchestergov.com/recycling>. Accessed July 2, 2021.

year) of non-recyclable waste. The City of Yonkers Environmental Services Division currently collects approximately 90,000 tons of refuse citywide per year. According to the Westchester County Environmental Facilities webpage, both the Thruway Transfer Station in the City and the Charles Point Resource Recovery Facility in Peekskill have sufficient capacity to process the weekly and yearly solid waste and recyclables generated by the Proposed Project. Solid waste collection areas at each of the Project Sites be handled private carters. The Applicant would prepare a Solid Waste Management Plan, in conjunction with its application for site plan approval, for City review and approval, which would identify the location of solid waste and recycling facilities and loading areas at each of the Project Sites, the frequency of collection, and the vehicle access routes.

B. FINANCIAL COSTS OF CITY SERVICES

B.1. EXISTING CONDITIONS

The City of Yonkers FY 2021 Approved Budget was \$1.235 billion with approximately 50 percent of the budget attributed to the YPS through the Board of Education. Departmental expenditures made up approximately 27 percent of the budget (\pm \$333 million); fringe benefits make up 14 percent (\pm \$174 million); debt service makes up seven percent (\pm \$82 million) with special items making up the balance.

Of the departmental expenditures, roughly a third is for the YPD (see **Table 7-1**). The department with the next largest budget is DPW, with a FY 2021 adopted budget of \$78,875,448. DPW has four principal divisions: administration, the City call center, sewer, and water. Roughly \$36,809,653 (46.7 percent) of DPW's operating budget is attributed to "personnel services," with the remaining \$32,936 (41.8 percent) covering "contractual services," and \$8,999,775 (11.4 percent) covering "materials and supplies." DPW has roughly half of the personnel of YPD, with about 361 employees across its internal divisions. YFD, headquartered at 5-7 New School Street, is the third largest City department by expenditure in the FY 2021 Operating Budget.

Table 7-1

City of Yonkers FY 2020 and FY 2021 Department Expenditures

| Department | FY 2020 Adopted Budget | FY 2021 Adopted Budget |
|--|------------------------|------------------------|
| Executive | 2,131,556 | 2,131,556 |
| Legislative | 3,105,383 | 3,125,383 |
| Corporation Counsel | 2,625,713 | 2,661,562 |
| Finance and Management Services | 16,871,185 | 16,794,789 |
| Human Resources | 4,640,922 | 4,409,167 |
| Information Technology | 7,592,172 | 7,588,179 |
| Planning and Development | 1,528,729 | 1,532,187 |
| Police | 107,463,636 | 107,818,962 |
| Fire | 74,436,294 | 74,369,758 |
| Public Works | 79,270,344 | 78,875,448 |
| Engineering | 3,177,498 | 3,287,862 |
| Parks | 13,764,630 | 13,904,848 |
| Housing and Buildings | 4,211,525 | 4,387,157 |
| Constituent Services | 1,086,456 | 1,134,014 |
| Inspector General | 706,524 | 729,000 |
| Veterans Services | 461,151 | 460,994 |
| Human Rights | 115,000 | 115,000 |
| Library | 9,872,956 | 9,249,121 |
| Museum | 275,000 | 275,000 |
| Total | 333,336,674 | 332,849,987 |
| Note: Department budget is a subset (approximately half) of the total budget, which includes items such as fringe benefits and debt service. The departmental budget is helpful in comparing the relative size of each department's operating budget. | | |
| Source: City of Yonkers FY 2021 Adopted Budget | | |

B.2. FUTURE WITHOUT THE PROPOSED PROJECT

There are no known material changes to the municipal operations of the City in the Future without the Proposed Action.

B.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

The Proposed Project would generate additional demand for services provided by the City of Yonkers, such as emergency services, public works, building department services, library services, etc. It can reasonably be assumed that this increase in demand would result in increased costs to provide those services. This section provides an estimate of the increase in municipal expenditures (excluding school district expenditures that are separately described in this chapter) that could be anticipated as a result of the Proposed Project. First, the potential increase in municipal costs associated with the commercial component of the Proposed Project are calculated. The costs associated with the increase in residential population as a result of the Proposed Project are then calculated to arrive at a total estimated increase in municipal costs.

B.3.a. Commercial Portion of Municipal Costs

The municipal costs of the non-residential component of the Proposed Project were estimated using the Proportional Valuation Method.⁵ This method assigns a

⁵ The proportional valuation methodology used for this analysis is based on guidance in *The Fiscal Impact Handbook; Estimating Local Costs and Revenues of Land Development*, 2012 edition, by Robert Burchell and David Listokin.

share of municipal costs to commercial properties in proportion to the share of the total assessed property values attributable to commercial properties. The method then assumes that relative assessed property values of commercial properties represent the relative share of that portion of the municipal costs.⁶

Table 7-2 shows the proportional valuation inputs and results. Yonkers’ total annual expenditures in FY 2021, excluding schools is \$619.57 million. This value conservatively includes debt service and statutory expenses. Total assessed value of non-residential property in the City is \$439 million, which is 60 percent of total assessed property value. The average assessed value of a non-residential parcel is \$45,571, which is more than twice as much as the average assessed value of all parcels in Yonkers (\$19,889). The assessed value of the nonresidential component of the Proposed Project is estimated to be \$682,887. Using the proportional valuation methodology, the municipal cost of the non-residential component of the Proposed Project is estimated to be approximately \$80,212 per year.

**Table 7-2
Proportional Valuation**

| | | Teutonia | Chicken Island | North Broadway |
|--|---|-----------------|----------------|----------------|
| A | Yonkers total annual expenditure excluding YPS | \$619,570,504 | | |
| B | Total nonresidential assessed value | \$439,125,230 | | |
| C | Total local assessed property value | \$725,988,334 | | |
| D | Number of nonresidential parcels | 9,636 | | |
| E | Total parcels | 36,502 | | |
| F | Average assessed value per nonresidential parcel (B/D) | \$45,571 | | |
| G | Average assessed value per parcel (C/E) | \$19,889 | | |
| H | Estimated assessed value of nonresidential portion of project ¹ | \$58,938 | \$462,308 | \$161,641 |
| I | Ratio: Assessed value of nonresidential parcel to average parcel (F/G) | 2.29 | | |
| J | Ratio: Assessed value of project to average nonresidential parcel value (H/F) | 1.29 | 10.14 | 3.55 |
| K | Refinement Coefficient 1 ² (based on I) | 0.5 | | |
| L | Refinement Coefficient 2 ³ (based on J) | 1 | 0.3 | 0.7 |
| M | Total Municipal Expenditures related to nonresidential use (A x (B/C) x K) | \$187,378,383 | | |
| N | Costs assignable to incoming nonresidential facility (M x (H/C) x L) | \$15,212 | \$35,797 | \$29,204 |
| | Total Municipal Cost (All Project Sites) | \$80,212 | | |
| Notes: | | | | |
| ¹ Estimated using an assessed value of \$140/sf for office use and \$282/sf for retail use based on comparable properties | | | | |
| ² Refinement coefficients are based on Exhibit 6-3 of <i>The Fiscal Impact Handbook</i> | | | | |
| ³ The second refinement coefficient varies based on the three sites. Refinement coefficients are shown in the following order: Teutonia/Chicken Island/North Broadway | | | | |
| Sources: Burchell and Listokin. <i>The Fiscal Impact Handbook</i> . 2012 Edition; Yonkers 2021 City Budget | | | | |

⁶ While using property value to assign proportional municipal costs is a relatively accurate method, if the value of nonresidential property significantly differs from the average value of existing local property, this method tends either to overstate or understate actual cost of services to non-residential properties. Thus, this analysis employs refinement coefficients based on empirical studies to compensate for this over- or understatement of costs (Burchell and Listokin, 2012).

B.3.b. Residential Portion of Municipal Cost

The municipal cost for the residential component of the Proposed Project was calculated using per capita methodology. This methodology assumes that the existing property tax revenue generated by residential properties (\$86.3 million) is representative of the cost to serve the existing residential population (199,968), resulting in a per capita cost of \$431.60 per resident (excluding YPS costs). The Proposed Project would result in 3,556 new units (9,246 residents); therefore, the municipal cost of the Proposed Project would be approximately \$3.99 million.

B.3.c. Total Anticipated Municipal Cost Increase

In total, the Proposed Project would generate \$4.07 million in costs to the City, excluding YPS costs. As discussed in Chapter 6, “Socioeconomics, Fiscal Impacts, and Environmental Justice,” the Project Sites are anticipated to generate approximately \$4.75 million per year in property and other taxes to the City, which represents a net increase of approximately \$4.67 million over the current tax revenue generated by the Project Sites. Therefore, it is estimated that the Proposed Project would result in an annual surplus to the City of approximately \$0.6 million after accounting for the additional cost of providing municipal services. In addition, residents of the Proposed Project would be anticipated to generate \$4.08 million in personal income tax revenue to the City.

B.4. MITIGATION MEASURES

No mitigation measures are required.

C. POLICE PROTECTION

C.1. EXISTING CONDITIONS

Police protection in the City is provided by the City of Yonkers Police Department (YPD), headquartered at 104 South Broadway (see **Figure 7-1**). Under the command of the Police Commissioner, YPD is organized into three separate bureaus, each commanded by a Deputy Chief: Field Services, the Support Services Bureau, and the Investigations Bureau.

The largest YPD bureau, Field Services, which has the most direct contact with the public, is primarily uniformed patrol officers and includes YPD’s four patrol units: Emergency Services Unit, Traffic Division, Pattern Crimes Unit, and the Office of Emergency Management. The Support Services Bureau provides logistical support to the Department. The Investigations Bureau conducts follow-up investigations on major crime and cases involving juveniles. Five YPD units report directly to the Police Commissioner: Internal Affairs, the Public Information Officer, Community Affairs, Intelligence Unit, and the Inspections Unit.

According to the Fiscal Year (FY) 2021 City of Yonkers Adopted Budget,⁷ YPD is staffed with approximately 691 personnel, including 404 Police Officers, 37 Lieutenants, 53 Sergeants, 67 Detectives, 6 Detective Lieutenants, and 14 Detective Sergeants. The adopted FY 2021 operating budget for YPD is \$107,818,962, of which \$102,915,903

⁷ <https://www.yonkersny.gov/home/showpublisheddocument/21619/637291330088800000> (Accessed May 2021)

(95.5 percent) is allocated to “personnel services” (salaries, benefits, etc.), \$1,111,763 (1.0 percent) to “materials and supplies,” and \$3,791,296 (3.5 percent) to “contractual services.”

Historical YPD budget information is provided in **Table 7-3**. As shown, the operating budget for YPD has increased by approximately 11 percent since FY 2017.

**Table 7-3
Historical YPD Adopted Budgets**

| Fiscal Year | YPD Adopted Operating Budgets |
|---------------------------------|-------------------------------|
| 2017 | \$97,052,269 |
| 2018 | \$101,195,603 |
| 2019 | \$105,296,716 |
| 2020 | \$107,463,636 |
| 2021 | \$107,818,962 |
| Percent change 2017–2021 | +11.09% |
| Source: City of Yonkers | |

The Project Sites are located within the Fourth Police Precinct, headquartered at 53 Shonnard Place.⁸ The Fourth Precinct serves the northwest quadrant of the City and is divided into six patrol sectors, including the southernmost Sector 401, in which the Project Sites are located. Sector 401 is headquartered at the YPD Headquarters at 104 South Broadway (see **Figure 7-1**). The Fourth Precinct provides services to more than 57,000 residents within its jurisdictional boundaries. Vehicle patrols are supplemented by five regularly staffed foot posts, and three posts patrolled by officers on bicycles. YPD’s Housing Unit patrols the City’s public housing during peak time periods. The three largest public housing developments, Emmett Burke Gardens, Cottage Gardens, and the Schlobohm apartments are located within the Fourth Precinct.

On January 21, 2021, the City officially opened the YPD Fourth Precinct’s Annex at Newell Hall (1 Hudson Street)⁹ (see **Figure 7-1**). The City leases office space at this location from St. John’s Episcopal Church. The new police administrative office serves the growing needs of the Yonkers downtown.

YPD provided response call statistics from mixed-use development projects constructed between 2012 and 2020 in Sector 401, which are summarized in **Table 7-4** (see **Appendix H-2**). These projects are comparable to the Proposed Project because they are mixed-use, recently built, multi-family buildings that are marketed as “luxury.” These projects introduced approximately 1,500 new residential units and approximately 70,000 square feet of commercial space. Since 2012, YPD has responded to a total of 731 calls from these developments.

⁸ <https://www.yonkersny.gov/live/public-safety/police-department/4th-police-precinct> (Accessed May 2021)

⁹ <https://www.yonkertribune.com/2021/01/yonkers-police-department-opens-new-fourth-precinct-annex>

Table 7-4

YPD Response Calls From New Development in Sector 401 (2012–2020)

| Development – Sector 401 (2012–2020) | YPD Service Calls (2012–2020) |
|--------------------------------------|-------------------------------|
| 20 Water Grant Street | 181 |
| 11-23 St. Casimir Avenue | 151 |
| 28 Wells Avenue 2nd Floor | 104 |
| 79-91 Alexander Street | 84 |
| 92 Main Street | 61 |
| 45 South Broadway | 30 |
| Sawyer Place | 28 |
| 2 Mill Street | 21 |
| 44-56 Warburton Avenue | 21 |
| 70 Ashburton Avenue | 14 |
| Uno at I-Park | 13 |
| 86 Main Street | 13 |
| 41-65 Buena Vista Avenue | 10 |
| TOTAL | 731 |

Source: City of Yonkers Police Department, see Appendix H-2

YPD also provided data comparing types of service calls in Sector 401 between 2012, 2018, and 2020 and the corresponding increase/decrease in those calls during those times. Because of the COVID-19 pandemic and related shutdowns, call data during 2020 may be anomalous. As summarized in Table 7-5, between 2012 and 2018, total calls for service in Sector 401 increased 15.8 percent (from 5,523 to 6,394). Calls in 2020 jumped to 7,519, a 17.6 percent increase since 2018. Between 2012 and 2018, quality of life complaints saw the highest increase at 24.1 percent (from 902 to 1,119). Quality of life complaints increased dramatically in 2020 to 1,837, a 64.2 percent increase since 2018. Violent crimes increased slightly from 2012 to 2018 but decreased by 30 percent between 2018 and 2020. Property crimes decreased nearly 30 percent from 2012 to 2018 but showed a 10.1 percent increase from 2018 to 2020.

Table 7-5

YPD Sector 401 Service Calls – 2012 to 2020

| Call Type | 2012 | 2018 | 2020 | Percent Change (2012 to 2018) | Percent Change (2018 to 2020) |
|----------------------------|-------|-------|-------|-------------------------------|-------------------------------|
| Total Calls for Service | 5,523 | 6,394 | 7,519 | +15.8 | +17.6 |
| Quality of Life Complaints | 902 | 1,119 | 1,837 | +24.1 | +64.2 |
| Part 1 UCR Violent Crimes | 104 | 110 | 77 | +5.8 | -30.0 |
| Part 1 UCR Property Crimes | 209 | 148 | 163 | -29.2 | +10.1 |
| Written Reports | 1,241 | 1,004 | 1,009 | -19.1 | +0.5 |

Note: UCR = Uniform Crime Reporting (statistics published annually by the Federal Bureau of Investigation)
Source: City of Yonkers Police Department

C.2. FUTURE WITHOUT THE PROPOSED PROJECT

In the Future without the Proposed Project, no changes to the uses of the Teutonia Site or North Broadway Sites are anticipated by the Build Year of 2032. Aside from the Proposed

Project, no other development is planned for the Teutonia Site, and it could remain a vacant lot or potentially be developed in the future under existing zoning regulations as discussed in Chapter 17, “Alternatives.” The North Broadway Site would continue to comprise a mixture of commercial and residential buildings, as well as vacant properties.

The Chicken Island Site’s surface parking lot would remain as is, while the New School Street Parcel on the east side of New School Street would remain vacant. However, as described in Chapter 2 “Land Use,” the portion of the Palisade Avenue Parcel that is used for municipal parking would cease being used as a municipal lot when the lease expires on June 23, 2022. In the Future without the Proposed Project, the existing parking that is currently accommodated on the Chicken Island Site would be accommodated in the Government Center garage, which is a similar distance to the Getty Square area as the existing surface lot.

There would not be an increased need for police services in the Future without the Proposed Project on the Project Sites. While YPD did not report a current plan to change staffing levels or the types or geographic distribution of police services, it is expected that YPD would be able to provide police services adequate to accommodate other future development in the study area anticipated to occur over the next 10 years.

C.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

Using the historical data described above, YPD predicted that the Proposed Project would result in a 45 percent increase in calls within Sector 401 (see **Appendix H-1**). This increase includes an anticipated doubling of quality-of-life complaints, which generally increase exponentially rather than in direct proportion (linear relationship) with population size/density. This increase would be consistent with the increases in calls associated with the other downtown development. To service this increase, additional police personnel might be needed. As discussed above, the property taxes to the City generated by the Proposed Project are anticipated to more than cover the incremental increase in police service costs associated with the Proposed Project (see Section B, “Costs of City Services”).

C.4. MITIGATION MEASURES

Based on the above, no mitigation measures are required.

D. FIRE PROTECTION

D.1. EXISTING CONDITIONS

Fire protection in the City is provided by the City of Yonkers Fire Department (YFD), headquartered at 5-7 New School Street (southwest corner of New School Street and Palisade Avenue) (see **Figure 7-2**). YFD is comprised of three divisions: Fire Administration, Operations (aka Firefighting), and Fire Prevention.¹⁰ The Operations Division consists of two battalions, eleven engine companies, six ladder companies, a Heavy Rescue Company, and the Mask Services Unit. YFD responds to approximately 15,000 calls for service per year, or approximately 7 calls per 100 residents.

¹⁰ <https://www.yonkersny.gov/live/public-safety/fire-department/yfd-today> (Accessed May 2021)

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The Fire Administration Division consists of the Fire Commissioner, a Deputy Chief of Personnel, and administrative staff. Reporting directly to the Commissioner, the Deputy Chief of Personnel is responsible for personnel, training, planning, the employee assistance program, building maintenance/capital improvement programs and information technology. Fiscal Services reports to the Commissioner and is responsible for preparing and monitoring YFD’s budget and expenditures.

The Operations Division has the largest staff and provides direct services to the public. Under the direction of a Deputy Chief, the Operations Division is responsible for fire suppression, a first responder emergency medical program, YFD communications equipment and technology, hazardous materials response, urban search and rescue, technical rescue, and specification and upkeep of the fire apparatus fleet as well as all firefighting and rescue equipment.

The Fire Prevention Division is organized into three units: Fire Prevention, Investigation, and Safety Education. Fire Prevention is responsible for inspecting existing buildings and those under construction or renovation and enforcing the New York State Fire and Building Codes. Fire Prevention staff attend weekly court sessions in connection with summonses issued for code violations, and issue explosives and certain other permits. Fire Investigation is responsible for investigating the cause and origin of all fires of consequence. They respond to all working fires and upon special request. The Fire Safety Education Unit provides fire safety education programs for residents and businesses, and regularly issues fire and life safety education messages through traditional and social media.

According to the FY 2021 City of Yonkers Adopted Budget, YFD is staffed with approximately 458 personnel, most of whom (approximately 435) work in the Operations Division, which includes a total of 316 Firefighters, 71 Lieutenants, 33 Captains, 13 Assistant Chiefs, one Air Mask Service Technician, and one Assistant Fire Chief of Operations. The remaining 23 staff are within the Fire Administration (12), Fire Communications (2) and Fire Prevention (9) areas. The City’s adopted FY 2021 operating budget for the YFD is \$74,369,758, of which \$71,822,665 (96.6 percent) is allocated to “personnel services” (salaries, benefits, etc.), \$702,500 (0.9 percent) to “materials and supplies,” \$23,500 to “other equipment,” and \$1,821,093 (2.4 percent) to “contractual services.”

Historical YPD budget information is provided in **Table 7-6**. As shown, the operating budget for YPD has increased by approximately nine percent since FY 2017.

**Table 7-6
Historical YFD Adopted Budgets**

| Fiscal Year | YPD Adopted Operating Budgets |
|---------------------------------|--------------------------------------|
| 2017 | \$68,089,711 |
| 2018 | \$71,055,902 |
| 2019 | \$73,159,474 |
| 2020 | \$74,436,294 |
| 2021 | \$74,369,758 |
| Percent change 2017–2021 | +9.22% |
| Source: City of Yonkers | |

The Project Sites are located in YFD Fire Response Areas (FRA) 3B, 3C, and 3G (see **Figure 7-2**). A total of seven fire stations (Stations 3, 4, 6, 8, 9, 10, and 12) with 12 companies serve these FRAs. The locations of the seven fire stations serving and the fire companies and apparatus in each, are shown in **Figure 7-2** and **Table 7-7**.

Table 7-7
City of Yonkers Fire Stations Serving FRA 3B/3C/3G and the Project Sites

| Fire Station | Address | Companies | Apparatus |
|--------------|-------------------------|---|---|
| 3 | 96 Vark Street | Engine 303 | 2006 American LaFrance 1000 GPM Pumper |
| | | Asst. Chief Battalion 1 | 2005 Ford Excursion |
| 4 | 36 Radford Street | Engine 304 | 2006 American LaFrance 1000 GPM Pumper |
| | | Ladder 74 | 2006 Smeal 1001 rear mount aerial ladder |
| 6 | 81 Oak Street | Engine 306 Engine 308 | 2004 American LaFrance 1000 GPM Pumper |
| 8 | 571 Warburton Avenue | Uniform Fire Officers Association Office | 2002 American LaFrance 1000 GPM Pumper |
| 9 | 53 Shonnard Place | Engine 309 | 2002 American LaFrance 1000 GPM Pumper |
| | | Ladder 72 | 2002 Smeal 100' rear mount aerial ladder |
| 10 | 573 Saw Mill River Road | Engine 310 | 2007 American LaFrance 1000 GPM Pumper |
| 12 | 75 Fortfield Avenue | Engine 312 | 2007 American LaFrance 1000 GPM Pumper |
| | | Ladder 75 | 2002 American LaFrance LTI 75' mid-mount tower ladder |
| | | Asst. Chief Battalion 2 | 2005 Ford Excursion |

Source: City of Yonkers Fire Department, 2021

The YFD provided a comprehensive apparatus response history from January 1, 2009 through December 31, 2020 (see Appendix H-2). As shown in Table 7-8, since 2009, there were approximately 26,755 vehicles (apparatus) per year dispatched from the seven stations to respond to non-EMS calls.

Table 7-8
Apparatus Response History (2009–2020) – Fire Stations Serving Project Sites

| Station | Company | Apparatus Responses | | | | | | | | | | | |
|--|-------------------------|---------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| 3 | Engine 303 | 2,703 | 2,509 | 2,664 | 2,364 | 2,558 | 3,147 | 3,642 | 4,171 | 2,960 | 3,180 | 3,267 | 2,703 |
| | Asst. Chief Battalion 1 | 2,028 | 1,862 | 2,254 | 1,995 | 1,959 | 2,472 | 3,116 | 2,971 | 2,990 | 3,172 | 3,084 | 2,575 |
| 4 | Engine 304 | 2,398 | 2,222 | 2,291 | 2,010 | 2,014 | 2,424 | 2,962 | 3,224 | 2,169 | 2,488 | 2,277 | 2,071 |
| | Ladder 74 | 1,290 | 1,216 | 1,352 | 1,115 | 1,060 | 1,369 | 1,782 | 1,641 | 1,621 | 1,823 | 1,630 | 1,501 |
| 6 | Engine 306 | 2,952 | 2,744 | 2,898 | 2,618 | 2,511 | 3,024 | 3,608 | 3,606 | 2,504 | 2,708 | 2,843 | 2,451 |
| 8 | Engine 308 | 1,697 | 1,512 | 1,738 | 1,605 | 1,504 | 1,784 | 2,081 | 2,061 | 1,525 | 1,561 | 1,553 | 1,388 |
| 9 | Engine 309 | 2,141 | 1,889 | 1,999 | 1,964 | 1,815 | 2,250 | 2,686 | 2,808 | 2,025 | 2,238 | 2,199 | 2,018 |
| | Ladder 72 | 1,318 | 1,139 | 1,329 | 1,191 | 1,099 | 1,423 | 1,721 | 1,780 | 1,804 | 1,908 | 2,016 | 1,739 |
| 10 | Engine 310 | 1,820 | 1,668 | 1,904 | 1,725 | 1,581 | 2,060 | 2,378 | 2,318 | 1,651 | 1,751 | 1,610 | 1,377 |
| 12 | Engine 312 | 2,276 | 2,063 | 2,365 | 2,155 | 1,912 | 2,452 | 2,880 | 2,448 | 1,701 | 1,771 | 1,693 | 1,427 |
| | Ladder 75 | 1,742 | 1,537 | 1,940 | 1,881 | 1,511 | 2,091 | 2,437 | 2,538 | 2,684 | 2,945 | 2,701 | 2,284 |
| | Asst. Chief Battalion 2 | 2,359 | 2,132 | 2,652 | 2,615 | 2,457 | 2,963 | 3,636 | 3,623 | 3,701 | 3,900 | 3,531 | 2,946 |
| Annual Totals (all stations) | | 24,724 | 22,493 | 25,386 | 23,238 | 21,981 | 27,459 | 32,929 | 33,189 | 27,335 | 29,445 | 28,404 | 24,480 |
| Average Annual Apparatus Responses (all stations) 2009–2020 | | 26,755 | | | | | | | | | | | |
| Source: City of Yonkers Fire Department, 2021 | | | | | | | | | | | | | |

D.2. FUTURE WITHOUT THE PROPOSED PROJECT

In the Future without the Proposed Project, no changes to the uses of the Teutonia Site or North Broadway Sites are anticipated by the Build Year of 2032. Aside from the Proposed Project, no other development is planned for the Teutonia Site, and it could remain a vacant lot or potentially be developed in the future under existing zoning regulations, as discussed in Chapter 17, “Alternatives.” Existing development on the North Broadway Site would remain.

The Chicken Island Site’s surface parking lot would remain as is, while the New School Street Parcel on the east side of New School Street would remain vacant. However, as described in Chapter 2 “Land Use,” the portion of the Palisade Avenue Parcel that is used for municipal parking would cease being used as a municipal lot when the lease expires on June 23, 2022. In the Future without the Proposed Project, the existing parking that is currently accommodated on the Chicken Island Site would be accommodated in the Government Center garage, which is a similar distance to the Getty Square area as the existing surface lot. The Future without the Proposed Project would not be expected to generate an increased need for fire protection services at the Project Sites. While YFD did not report any current plan to change staffing levels or the types or geographic distribution of fire protection services, it is expected that YFD would be able to provide fire protection services adequate to accommodate other future development anticipated to occur over the next 10 years.

D.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

The Proposed Project will result in an increased number of calls for service and an increase in the number of apparatus responses. However, as shown in **Table 7-8**, the number of apparatus responses for the fire stations serving the Project Sites have not increased at the same rate as YPD service calls in the downtown police sector. This is probably because the population increase downtown is mostly attributable to the development of newer buildings, which would be expected to generate fewer calls for fire service than older building stock in the City. So, while it is likely that the Proposed Project would generate an incremental increase in demand for fire services, the increase would not likely be in proportion to the increase in population. During the Applicant’s coordination with the YFD, the YFD has not indicated the need for new equipment to service the Proposed Project. It is the Applicant’s understanding that the equipment used to fight fires in “high-rise” buildings is similar in nature regardless of the ultimate height of the building.

Site plan review of the Proposed Project would include a review of the adequacy of the buildings’ fire protection measures and compliance with relevant provisions of the New York State Building and Fire codes. Plans depicting fire truck access and maneuvering at all three Project Sites are provided in **Figures 7-3 through 7-5**. As shown in these figures, the current site plans provide adequate maneuvering and access for a typical City aerial fire truck. Fire access has been preliminarily reviewed by YFD.

Some buildings at the Chicken Island site, and the Teutonia Project building, would be taller than current buildings within the City. However, YFD’s is not anticipated to need for new equipment to provide service to the Proposed Project.

The property taxes to the City generated by the Proposed Project are anticipated to more than cover the incremental increase in fire service costs associated with the Proposed Project (see Section A, “Costs of City Services”).

The proposed buildings will contain fire suppression sprinklers and construction will adhere to all local and state fire prevention codes. Standpipes will be installed in the stair towers, as required by code. Knox boxes will be provided at all building entrances in locations agreed upon with YFD. Building elevators will be sized to accommodate a 24" x 84" stretcher. Direct rooftop access will be provided from the upper floor of each proposed building.

Water supply, including fire flow, is anticipated to be adequate. (See Chapter 8, “Infrastructure and Utilities,” for additional discussion of water flow to the Project Sites.) The Applicant will coordinate the location of new hydrants with YFD.

YFD will have access to parking garage entrances in a manner determined during site plan review. Parking garage gates will be designed to break away and be driven through in an emergency. In the case of a power outage, the gates will default to the open position.

D.4. MITIGATION MEASURES

No mitigation measures are required.

E. EMERGENCY MEDICAL SERVICES

E.1. EXISTING CONDITIONS

Empress Emergency Medical Services (“Empress”), a private for-profit company, is by contract the sole provider of contracted emergency medical services in the City. Empress is headquartered at 722 Nepperhan Avenue, approximately 1.5 miles north (driving distance) of downtown. Empress maintains a fleet of over 40 ambulances and 10 paramedic response vehicles and has a staff of over 250 personnel. Empress provides basic life support, advanced life support, paramedic fly cars, and event standby services. Empress typically locates 30 ambulances within the City limits, and response time to calls for service averages approximately 9 minutes. The nearest hospital to the Project Sites is St. Joseph’s Medical Center, located at 127 South Broadway, although an ambulance will travel to a different facility depending on the injuries sustained. YPD and YFD personnel can also provide basic life support (non-transporting, first response) services.

E.2. FUTURE WITHOUT THE PROPOSED PROJECT

In the Future without the Proposed Project, no changes to the uses of the Teutonia Site or North Broadway Sites are anticipated by the Build Year of 2032. Aside from the Proposed Project, no other development is planned for the Teutonia Site, and it could remain a vacant lot or potentially be developed in the future under existing zoning regulations as discussed in Chapter 17, “Alternatives.” Existing development on the North Broadway Site would remain.

The Chicken Island Site’s surface parking lot would remain as is, while the New School Street Parcel on the east side of New School Street would remain vacant. However, as described in Chapter 2 “Land Use,” the portion of the Palisade Avenue Parcel that is used for municipal parking would cease being used as a municipal lot when the lease expires

on June 23, 2022. In the Future without the Proposed Project, the existing parking that is currently accommodated on the Chicken Island Site would be accommodated in the Government Center garage, which is a similar distance to the Getty Square area as the existing surface lot. The Project Sites would not be expected to generate an increased need for emergency medical services in the Future without the Proposed Project. Existing development on the North Broadway Site would remain. While Empress did not report any current plan to change staffing levels or the types or geographic distribution of emergency medical services, it is expected that Empress would be able to provide emergency medical services adequate to accommodate other future development anticipated to occur over the next 10 years.

E.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

It is likely that the Proposed Project, when fully constructed and considered together with other anticipated development in the downtown area over the next 10 years, would require additional emergency medical services personnel and associated equipment.

Empress contracts with the City. It is expected that future contracts would require Empress to provide levels of service to meet increased demand. As discussed above, the property taxes to the City generated by the Proposed Project are anticipated to more than cover the incremental increase in EMS service costs associated with the Proposed Project (see Section B, “Costs of City Services”).

E.4. MITIGATION MEASURES

No mitigation measures are required.

F. PUBLIC SCHOOLS

F.1. EXISTING CONDITIONS

The Project Sites are served by YPS. According to the YPS’ website, there are a total of 40 public schools in the Yonkers Public School District,¹¹ listed in **Table 7-9** and mapped in relation to the Project Sites on **Figure 7-6**.

¹¹ <https://www.yonkerspublicschools.org/Page/48555>

**Table 7-9
Yonkers Public Schools**

| Map ID | Grades Served | School Name | Address |
|--------|-----------------|---|------------------------------|
| 1 | Pre-K-6 | Montessori School 27 | 132 Valentine Lane |
| 2 | Pre-K-6 | Montessori School 31 | 7 Ravenswood Road |
| 3 | Pre-K-5 | Museum School 25 | 579 Warburton Avenue |
| 4 | Pre-K-6 | Paideia School 24 | 50 Colin Street |
| 5 | Pre-K-6 | Rosemarie Ann Siragusa School | 60 Crescent Place |
| 6 | Pre-K-6 | School 9 | 53 Fairview Street |
| 7 | Pre-K-5 | School 17 | 745 Midland Avenue |
| 8 | Pre-K-6 | School 21 | 100 Lee Avenue |
| 9 | Pre-K-6 | School 22 | 1408 Nepperhan Avenue |
| 10 | Pre-K-6 | Thomas Cornell Academy | 15 St. Marys Street |
| 11 | Pre-K-8 | Casimir Pulaski School | 150 Kings Cross |
| 12 | Pre-K-8 | Cesar Chavez School (formerly Ceder Place School) | 20 Cedar Place |
| 13 | 3-8 | Cross Hill Academy | 160 Bolmer Avenue |
| 14 | Pre-K-2 | Yonkers Early Childhood Academy (located at Cross Hill Academy) | 160 Bolmer Avenue |
| 15 | Pre-K-8 | Enrico Fermi School | 27 Poplar Street |
| 16 | Pre-K-8 | Eugenio Maria de Hostos MicroSociety School | 75 Morris Street |
| 17 | Pre-K-8 | Family School 32 | 1 Montclair Place |
| 18 | Pre-K-8 | Kahlil Gibran School | 18 Rosedale Road |
| 19 | Pre-K-8 | Martin Luther King Jr. Academy | 135 Locust Hill Avenue |
| 20 | Pre-K-8 | Paideia School 15 | 175 Westchester Avenue |
| 21 | Pre-K-8 | Patricia A. DiChiaro School | 373 Bronxville Road |
| 22 | Pre-K-8 | PEARLS Hawthorne School | 350 Hawthorne Avenue |
| 23 | Pre-K-8 | Robert C. Dodson School | 105 Avondale Road |
| 24 | Pre-K-8 | Scholastic Academy for Academic Excellence | 77 Park Hill Avenue |
| 25 | Pre-K-8 | School 5 | 118 Lockwood Avenue |
| 26 | Pre-K-8 | School 13 | 195 McLean Avenue |
| 27 | Pre-K-8 | School 16 | 759 North Broadway |
| 28 | Pre-K-8 | School 23 | 56 Van Cortlandt Park Avenue |
| 29 | Pre-K-8 | School 30 | 30 Nevada Place |
| 30 | Pre-K-8 | Westchester Hills School 29 | 47 Croydon Road |
| 31 | Pre-K-8 | William Boyce Thompson School | 1061 North Broadway |
| 32 | 7-12 | Palisade Preparatory School | 201 Palisade Avenue |
| 33 | 6-12 | Yonkers Middle/High School | 150 Rockland Avenue |
| 34 | 9-12 | Charles E. Gorton High School | 100 Shonnard Place |
| 35 | 9-12 | Lincoln High School | 375 Kneeland Avenue |
| 36 | 9-12 | Riverside High School | 565 Warburton Avenue |
| 37 | 9-12 | Roosevelt High School – Early College Studies | 631 Tuckahoe Road |
| 38 | 9-12 | Saunders Trades and Technical High School | 183 Palmer Road |
| 39 | Pre-K-12 | Yonkers Montessori Academy | 160 Woodlawn Avenue |
| 40 | Adult Education | Vive School – Yonkers Pathways to Success | 75 Riverdale Avenue |

Notes: Refer to **Figure 7-6**
Source: Yonkers Public Schools

Currently, there are 13 multifamily housing units on the North Broadway Site; the Teutonia and Chicken Island Sites are vacant. As discussed in Chapter 6, “Socioeconomics, Fiscal Impacts, and Environmental Justice,” based on 2019 American Community Survey (ACS) 5-Year Estimates, the current ½ -mile study area population in the socioeconomic study area (SESA) is estimated to be 32,319 persons.

According to 2019–2020 YPS data presented in **Table 7-10**, the total public-school enrollment in 2019–2020 was 26,142, showing a continued downward trend since the 2017–2018 school year. While the 2020–2021 YPS adopted budget projected an increase of 1.04 percent (272 students) in enrollment in future years, the 2021–2022 budget

actually noted a decrease of 3.11 percent (813 students) in enrollment during the 2020–2021 school year. The most recent decrease can be partially attributed to the COVID-19 pandemic, where students may have been homeschooled for the year, as well as a growing number of students enrolling in non-public schools, such as Parochial schools. In 2020–2021, the total number of Yonkers students attending non-public schools was 4,900, with 4,129 attending parochial or other private schools.¹² This is an increase from the 2019–2020 school year which saw an estimated 4,392 Yonkers not enrolled in YPS schools.¹³

**Table 7-10
Yonkers Public School Enrollment and Projections**

| | 2010/2011 | 2017/2018 | 2018/2019 | 2019/2020 | Projected 2020/2021 | Projected 2021/2022 |
|-------------------------|-----------|-----------|-----------|-----------|---------------------|---------------------|
| Pre-K | 1,629 | 1,316 | 1,453 | 1,501 | 1,526 | 1,516 |
| Elementary School (K–5) | 11,637 | 12,101 | 11,769 | 11,341 | 11,454 | 11,083 |
| Middle School (6–8) | 5,282 | 5,876 | 5,857 | 5,974 | 6,034 | 5,949 |
| High School (9–12) | 7,083 | 7,541 | 7,504 | 7,326 | 7,400 | 7,257 |
| Total (Pre-K–12) | 25,631 | 26,834 | 26,583 | 26,142 | 26,414 | 25,805 |

Source: Yonkers Board of Education 2020–2021 and 2021–2022 Budget.

In 2016, Yonkers Mayor Mike Spano launched the Rebuild Yonkers Schools campaign to advocate for rebuilding the existing public schools, and construction of three new schools in light of YPS’ projected 2030 enrollment of 29,000.¹⁴ A 2016 Building Capacity Study conducted by KG+D Architects on behalf of YPS found that the existing facilities were over capacity by 4,428 students.¹⁵ According to that study, almost all the City’s public elementary schools were considered to be overcrowded, and secondary schools had an uneven distribution of enrollment causing some to be above capacity and others to be under enrolled. Specifically, the study found that most schools were over 100 percent capacity, with the exception of Cross Hill Academy, Roosevelt High School, Saunders Trade/Tech High School and Yonkers Middle/High School which were under enrolled. While the preferred classroom size is 18 students for Pre-K and Kindergarten, 22 students for Grades 1 through 5, and 25 students for Grades 6 through 12, the 2016 study found that most Pre-K and Kindergarten classrooms had upwards of 28 students, and Grade 1 and above had as many as 30 students. Since that time, YPS converted miscellaneous rooms into classrooms and added rental facilities to accommodate the demand for space.

YPS’ 2021–2022 adopted budget increased 3.54 percent from the previous school year, for a total of \$663,977,376. Of the total budget, 51.3 percent comes from New York State, 42.3 percent comes from City property taxes, and the remaining 6.4 percent comes from

¹² Quezada, Edwin M. “Superintendent's Budget Presentation 04-21-2021.” District Data / 2021–2022 Budget, Yonkers Public Schools, 21 Apr. 2021, www.yonkerspublicschools.org/cms/lib/NY01814060/Centricity/Domain/72/2021-2022-Budget-Stated-Meeting-04-21-2021.pdf.

¹³ Quezada, Edwin M. “2018–2019 Proposed Budget I.” District Data / 2018–2019 Budget, Yonkers Public Schools, 10 Apr. 2018, <https://www.yonkerspublicschools.org/cms/lib/NY01814060/Centricity/Domain/72/budget-boe-abf-041018.pdf>.

¹⁴ Projections from Rebuild Yonkers Schools. http://rebuildyonkersschools.com/#_facts

¹⁵ Davidson, Russell, and Erik Wilson. “Building Capacity Study – 2016 Update.” Rebuild Yonkers Schools Research, Rebuild Yonkers Schools, 2016, rebuildyonkersschools.com/wp-content/uploads/2016/05/Facilities-Meeting-05-10-16-V1-for-RebuildYS.pdf.

various state and federal funds and aid. In 2019, \$265,598,611 (42.3 percent) of the total adopted budget came from City property taxes. With a 2019–2020 enrollment of 26,142 students in YPS, the budgeted per-pupil cost to Yonkers property-taxpayer was approximately \$10,160 during the 2019 school year.

F.2. FUTURE WITHOUT THE PROPOSED PROJECT

As detailed in Table 2-1 of Chapter 2, “Land Use, Zoning, and Public Policy,” development projects planned or underway proximate to the Project Site will add over 4,000 residential units by 2032, which at full occupancy would equate to 10,611 new residents. Accounting for these planned projects, by 2032 there will be an estimated 42,930 SESA residents in the Future without the Proposed Project, an increase of 24.7 percent over the 2019 population. Assuming the planned development projects proximate to the Project Site and applying the New York Metropolitan Transportation Council (NYMTC) growth rates outside of the SESA, by 2032, the City will have an additional 11,784 residents by 2032. With the increase of 10,611 residents in the SESA and 1,174 residents outside the SESA, it is anticipated the total City population in 2032 would be 211,753 residents. Applying the average renter household size of 2.6,¹⁶ there would be 4,533 more households than in 2019, an increase of 6 percent.

Much of the pending development in the Study Area would be similar to the Proposed Project—multi-family rental housing that typically produces fewer school children than single-family homes. Therefore, to estimate additional public school students attending YPS in the Future without the Proposed Project, the custom public-school multiplier developed for the Proposed Project (0.088) (see Section F.3) was applied to the number of Study Area planned units proximate to the Project Site. Using this multiplier, planned developments would generate 359 additional public-school students by the 2032 build year. Outside of the SESA, the existing rate of students per household (0.32) was applied to the projected 0.7 percent increase in population, resulting in an estimate of 146 additional public-school children. In total, YPS enrollment is estimated to increase by 505 students by 2032 in the Future without the Proposed Project. In addition to potential increases in enrollment, a new 1,126-seat charter high school opened on September 9th, 2021 to grades 9 through 11, with the 12th-grade cohort being introduced in fall of 2022.¹⁷ The City also has plans to build three new Pre-K through 8 schools and a new high school, as well as improve many of the existing buildings and critical infrastructure. The three new Pre-K through 8 schools would accommodate up to 2,000 new students, while the high school would be a complete redevelopment of an existing facility.¹⁸ The proposed high school would double the functional capacity and be constructed on the existing field space adjacent to the school; once completed, the older facility would be torn down and replaced with a new athletic facility. Proposed improvements to existing infrastructure

¹⁶ U.S. Census Bureau, 2010, 2019 American Community Survey (ACS) 5-Year Estimates.

¹⁷ Murphy, Dan. “Charter School of Educational Excellence Opens First New High School In Yonkers in Decades.” *Yonkers Times*, 18 Sept. 2021, <http://yonkerstimes.com/charter-school-of-educational-excellence-opens-first-new-high-school-in-yonkers-in-decades/>.

¹⁸ KG+D Architects. “Yonkers Joint Schools Construction + Modernization Plan.” *Rebuild Yonkers Schools Research*, Rebuild Yonkers Schools, 2020, <https://www.yonkersny.gov/home/showpublisheddocument/25514/637490987595870000>.

range from classroom additions and expanded uses like gymnasiums and cafeterias, to adding ADA accessibility and replacing HVAC systems and lighting.

F.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

The primary source for demographic multipliers, including public school multipliers, has historically been Rutgers University. The original Rutgers multipliers were developed in the 1970s-1990s by Robert W. Burchell and David Listokin. Rutgers provided a national update in 2006 and an update for New Jersey in 2018.^{19,20} In the 2006 update, the authors state, “Demographic multipliers need to be continuously updated, refined, and tested.” Both updates note that average household size and average school-aged children per housing unit declined over recent decades.

Because the most recent update of the “Rutgers” residential demographic multipliers for New York State was in 2006 and because that update aggregated data across the whole state, custom multipliers created by using the latest U.S. Census data often provide a more accurate estimate of school-aged children that may live in new development. As such, this DEIS calculated a custom multiplier that utilized U.S. Census population data from newly constructed multifamily housing in the suburban New York City region. (A similar approach was undertaken by New Rochelle when it rezoned its downtown in 2015 to promote additional residential development.²¹) The DEIS then compared the custom multipliers with data published by the YPS and with data compiled by Rutgers for new multifamily construction in New Jersey.

F.3.a. Methodology and Data Sources

The analysis of the Proposed Project’s potential student enrollment utilized custom generated regional multipliers using the 2019 ACS five-year Public Use Microdata Sample (PUMS) population data published by the U.S. Census Bureau. The data were analyzed using SPSS, a statistics software commonly used to process data in the social sciences.

The custom multipliers were computed using the 2019 ACS five-year PUMS files.²² The five-year PUMS data are a subset of the data collected by the ACS representing approximately five percent of total households in the U.S. PUMS data allow users to create custom tables for Public Use Microdata Area (PUMA) geographies, which are non-overlapping geographies that divide states into areas that contain no less than 100,000 people. Separate five-year data files for households and persons were downloaded for Connecticut, New York, and New Jersey. The key variables that were used to calculate multipliers for this analysis

¹⁹ Listokin, David; Voicu, Ioan; Dolphin, William; Camp, Matthew. “Who Lives in New Jersey Housing? A Quick Guide to New Jersey Residential Demographic Multipliers.” The State University of New Jersey Rutgers. November 2006. http://cupr.rutgers.edu/wp-content/uploads/2014/08/Multipliers_QuickGuide.pdf.

²⁰ Voicu, Alexandru; Listokin, David. “Who Lives in New Jersey Housing? Updated New Jersey Demographic Multipliers.” The State University of New Jersey Rutgers. November 2018. <https://bloustein.rutgers.edu/wp-content/uploads/2015/03/NJDM-updated-2018.pdf>.

²¹ WXY. “New Rochelle School Capacity Study.” September 22, 2015. https://www.newrochelleny.com/DocumentCenter/View/5239/Appendix-E-5_NR-School-Capacity-Study?bidId=

²² U.S. Census Bureau 2015–2019 American Community Survey Public Use Microdata Sample, <https://www.census.gov/programs-surveys/acs/microdata.html>

were the age variable from the person level PUMS data and household income, gross rent, number of bedrooms in housing unit, and building age and size from the housing level PUMS data.²³ U.S. Census Bureau’s 2019 Current Population Survey (CPS) school enrollment summary was used to estimate the proportion of 18-year-olds that were enrolled in high school.²⁴

F.3.b. Study Area

PUMS data were drawn from the PUMAs that comprise Westchester County, NY; Rockland County, NY; Fairfield County, CT; Hudson County, NJ; and Bergen County, NJ. Each county in this regional study area (the “School Study Area”) is similar in its proximity to New York City and recent residential development patterns.²⁵ In defining the School Study Area, it was important to balance the desire to be as specific to Yonkers as possible, with the need to provide a large enough sample to generate reliable statistical estimates and account for the potential of various regional influences on the number of school children in new housing.

F.3.c. Comparable Housing Units

Using PUMS data for the School Study Area, school-age population living within housing units comparable to those in the Proposed Project was estimated. PUMS data were further refined according to the following housing criteria, selected as representative of the units included in the Proposed Project:

- Household income of \$60,000 or greater and rent of \$1,300 or greater;
- Persons reside in a unit in a building with 10 or more units that was built after the year 2000; and
- Persons reside in a unit with not more than three bedrooms.

These criteria are intended to represent the population living in housing units that are similar to the Proposed Project and, therefore, would be representative of the population that would reside in the Proposed Project. The New Rochelle Study took a similar approach for querying the PUMS data.

The income and rent criteria utilized for this analysis are based on 2019 median household income (\$63,849) and median gross rent (\$1,383) in Yonkers.²⁶ The subsample of data and housing criteria refinements is referred to below as the “Study Subsample.” The Study Subsample consists of 26,163 units.

This analysis uses a multiplier that does not differentiate between the size of housing units, though the sample was limited to units with no more than three

²³ PUMS data were weighted according to the person weight variable.

²⁴ U.S. Census Bureau, Current Population Survey, School Enrollment Supplement, October 2019. Table 2-1. Single Grade of Enrollment and High School Graduation Status for People 3 Years and Over, by Sex, Age (Single Years for 3 to 24 Years), Race, and Hispanic Origin. <https://www.census.gov/data/tables/2019/demo/school-enrollment/2019-cps.html>

²⁵ The School Study Area includes the same geographies included in the New Rochelle study, except for Nassau County.

²⁶ U.S. Census Bureau 2015–2019 American Community Survey; Westchester County (Southwest)--Yonkers City PUMA, New York; via Social Explorer

bedrooms. However, the sample of housing units used in this analysis is representative of the typical unit mix in more recently built multi-family housing.

F.3.d. School-Aged Children

The school-age population in the Study Subsample was estimated for two school enrollment categories: 1) kindergarten to 5th grade (K–5); and 2) middle and high school grades combined (Middle/High School). It was assumed that 100 percent of 5- to 17-year-olds were enrolled in primary or secondary education. Ages 5 to 10 and 11 to 17 were grouped into the K–5 and Middle/High School categories, respectively. The percentage of 18-year-olds enrolled in high school was estimated at 33.4 percent, based on data from the CPS.²⁷ Using a computer randomization technique in SPSS, 33.4 percent of the 18-year-old population from the PUMS data were assigned to the Middle/High School enrollment category.

Multipliers were calculated by dividing the population estimates by the number of units in the PUMS data study sample (i.e., the Study Subsample defined in the sections above).

Table 7-11 summarizes population estimates and multipliers for the K–5- and middle/high-school-aged populations in the Study Subsample. As shown, 1,859 K–5-aged children and 662 Middle/High-School-aged children live in 26,163 units in the Study Subsample. Based on this population, each unit results in 0.071 K–5-aged children and 0.025 Middle/High-School-aged children, for a total of 0.096 school-aged children per unit. Using these as per-unit multipliers, the Proposed Project would generate 252 K–5-aged children and 89 Middle/High-School-aged children.²⁸

**Table 7-11
School Aged Children**

| Enrollment Category | Population | Units | Multipliers | MOE ¹ |
|---------------------|------------|--------|-------------|------------------|
| K–5 | 1,859 | 26,163 | 0.071 | 0.019 |
| Middle/High School | 662 | 26,163 | 0.025 | 0.009 |
| Total | 2,521 | 26,163 | 0.096 | 0.021 |

Note: ¹ Margins of error for the multipliers were approximated by dividing the population MOE from the PUMS by the number of units.
Source: 2015–2019 US Census Bureau PUMS

F.3.e. Public School Enrollment

Using an approach similar to the New Rochelle Study, the estimated number of school-age children living in newly constructed multifamily buildings was

²⁷ U.S. Census Bureau, Current Population Survey, School Enrollment Supplement, October 2019. Table 2-1. Single Grade of Enrollment and High School Graduation Status for People 3 Years and Over, by Sex, Age (Single Years for 3 to 24 Years), Race, and Hispanic Origin. <https://www.census.gov/data/tables/2019/demo/school-enrollment/2019-cps.html>

²⁸ Margins of error (MOE) for the multipliers were less than 40 percent of the multiplier estimates. The WXY New Rochelle study used a “preferred” upper threshold of 50 percent MOE. WXY “New Rochelle School Capacity Study” September 22, 2015. https://www.newrochelleny.com/DocumentCenter/View/5239/Appendix-E-5_NR-School-Capacity-Study?bidId=

AMS Yonkers Downtown Development

adjusted to exclude children that would not enroll in public school, but rather private/parochial schools. This adjustment is particularly important in Yonkers, which has a higher percentage of students enrolled in private/parochial schools than the New York State average.

According to the NYSED Office of Information and Reporting Services, for the 2019–2020 year, 4,392 students in the City were enrolled in private/parochial schools.²⁹ The 2021/2022 Proposed Budget identified 4,864 Yonkers students that attend private/parochial schools (4,129) and charter schools (735), which is approximately 15 percent of the total student population for that year.³⁰ Applying this percentage to total K-12 public school enrollment for the 2019–2020 school year of 26,142 students,³¹ indicates approximately 85 percent of school-aged children are in YPS.

The percent of Yonkers school-age children attending YPS was then applied to the Study Subsample to determine applicable per-unit multipliers, as presented in **Table 7-12**.³² The estimated per-unit multipliers for public school students are 0.064 for K–5 and 0.034 for Middle/High School students.

**Table 7-12
Public School Student Multipliers**

| Enrollment Category | Population | Units | Multipliers | MOE¹ |
|----------------------------|-------------------|--------------|--------------------|------------------------|
| K–5 | 1,662 | 26,163 | 0.064 | 0.017 |
| Middle/High School | 637 | 26,163 | 0.024 | 0.009 |
| Total | 2,299 | 26,163 | 0.088 | 0.02 |

Note: ¹ Margins of error for the multipliers were approximated by dividing the population MOE by the number of units.
Source: 2015–2019 US Census Bureau PUMS

Based on these multipliers, it would be expected that the Proposed Project (at full buildout) would enroll 228 K–5 YPS students and 85 Middle/High School YPS students (total of 313 students) (see **Table 7-13**).

²⁹ NYSED Office of Information and Reporting Services (IRS). BEDS IMF 2019–2020: Nonpublic Enrollment by District of Residence and District of Attendance. Enrollment by district of residence and district of attendance in these data do not include nonpublic schools that are flagged as CSE Placement Eligible on the Department’s SED Reference file.

³⁰ Proposed Budget, Dr. Edwin M. Quezada, Superintendent of Schools Board of Education – Stated Meeting April 21, 2021. Superintendent’s Budget Presentation 04-21-2021 (yonkerspublicschools.org)

³¹ NYSED Office of Information and Reporting Services (IRS). 2019–2020 data was used for consistency with the 2015–2019 PUMS data.

³² A random sampling technique was used to select the public-school population.

Table 7-13
Public Schools Students Generated by the Proposed Project

| Enrollment Category | New Units | Multiplier | Public School Students |
|---------------------|-----------|------------|------------------------|
| K-5 | 3,556 | 0.064 | 228 |
| Middle/High School | | 0.024 | 85 |
| Total | | 0.088 | 313 |

Source: 2015–2019 US Census Bureau PUMS; AKRF, Inc.

The potential increase in enrollment as a result of the Proposed Project represents a minor increase (approximately 1.2 percent) in the K–5/Middle/High School student population (based on the 2021–2022 enrollment projections outlined in **Table 7-10**). The Proposed Project would be phased over approximately 10 years, and the Project’s students would be distributed throughout schools, by age/grade and through the use of YPS’ school choice program.

F.3.f. Comparable Age Multipliers

In order to determine the validity of the multipliers calculated above, two other sets of demographic multipliers were consulted. First, a 2018 study conducted by the Center for Urban Policy Research at Rutgers University of newly constructed homes in New Jersey was consulted. Second, demographic multipliers used by the YPS to project enrollment based on newly constructed housing within the City was consulted.

The 2018 New Jersey-specific update of the “Rutgers” residential demographic multipliers considered the distribution of public-school age children within newer housing developments (built between 2000 and 2016). While the 2018 update was for New Jersey only, many of the towns with newer construction were concentrated in the northeastern section of New Jersey and have similar commuting distance to New York City as Yonkers and the other places included in the PUMS data. Multipliers from that study for public-school age children in recently built rental units in buildings with 50 or more units are shown in **Table 7-14**. The data is separated by the school age (i.e., elementary, junior, high school), as well as by the number of bedrooms within the unit and whether the unit was offered below or above median rent.

Applying the Rutgers 2018 multipliers for two-bedroom units, the Proposed Project would be expected to increase YPS enrollment by a total of 221 students (see **Table 7-14**), with 107 K–5 students, and 114 Middle and High School students. The Rutgers 2018 multipliers estimate 92 fewer students compared to the multipliers used in the analysis.

**Table 7-14
Public-School-Age Children Generated
Rutgers Multipliers**

| | Multipliers | | | | Units ¹ | Public School Children | | | |
|--|-------------|------------|-------------|-------------|--------------------|------------------------|------------|-------------|-------------|
| | Total | Elementary | Junior High | High School | | Total | Elementary | Junior High | High School |
| 50+ Units 0-1 Bedrooms | | | | | | | | | |
| Below Median Rent | 0.032 | 0.02 | 0.006 | 0.006 | 195 | 6 | 4 | 1 | 1 |
| Above Median Rent | 0.004 | 0.003 | 0.001 | 0 | 1758 | 7 | 5 | 2 | 0 |
| 50+ Units 2BR | | | | | | | | | |
| Below Median Rent | 0.193 | 0.084 | 0.042 | 0.067 | 125 | 24 | 10 | 5 | 8 |
| Above Median Rent | 0.065 | 0.045 | 0.011 | 0.009 | 1121 | 73 | 50 | 12 | 10 |
| 50+ Units 3BR | | | | | | | | | |
| Below Median Rent | 0.896 | 0.343 | 0.219 | 0.334 | 36 | 32 | 12 | 8 | 12 |
| Above Median Rent | 0.245 | 0.076 | 0.125 | 0.044 | 321 | 79 | 24 | 40 | 14 |
| Total | | | | | | 221 | 107 | 68 | 46 |
| Notes: | | | | | | | | | |
| ¹ 90 percent of units are assumed to be above median rent (i.e., market rate) and 10 percent are assumed to be below median rent (i.e., affordable). Totals may not sum due to rounding. | | | | | | | | | |
| Sources: Rutgers, 2018 New Jersey Multipliers Table II-A-3 | | | | | | | | | |

In September 2019, YPS published a demographic study that projected grade-by-grade enrollments from the 2019–2020 school year through the 2028–2029 school year (see **Appendix H-3**). Included in that study, is information on the number of school children in newly constructed market-rate, affordable, and public housing developments. This information was used to determine a student yield rate for based on these comparable units. The YPS Demographic Study multiplier does not differentiate enrollment yield based on grade-level, but rather assesses the total number of PK-12 students based on the type of apartment unit. As shown in **Table 7-15**, the assumed yield for affordable multifamily units (0.392) is greater than for market-rate multifamily units (0.046). Assuming 10 percent of the Project’s 3,556 units will be designated as affordable, the YPS multipliers estimate that the Proposed Project would yield a total of 288 additional public school students, which is slightly less than the 313 students estimated by the custom census data analyzed above.

Table 7-15

Public School Students Generated via Demographic Study Method

| Type of Housing Unit | New Units | Multiplier | Public School Students |
|----------------------|-----------|------------|------------------------|
| Market-rate | 3,200 | 0.046 | 147 |
| Affordable | 356 | 0.392 | 140 |
| Total | 3,556 | 0.081 | 288 |

Notes: Totals may not sum due to rounding.
Sources: Demographic Study for the Yonkers Public Schools, 2019.

F.3.g. Fiscal Impacts on Yonkers Public Schools

YPS' adopted 2020–2021 budget showed a 1.89 percent increase from the 2019–2020 school year, for a total of \$641,247,726. Half of YPS' revenue comes from New York State, with the remaining half primarily coming from City property taxes (42 percent). In 2019–2020, \$265,598,611 of the budget came from City property taxes and the total enrollment in the YPS system was 26,142 students, making the annual per-pupil cost to Yonkers property-taxpayers amounts to roughly \$10,160. Based on this annual per-pupil cost, the cost of the Proposed Project's estimated 313 public-school-aged children is approximately \$3.18 million per year, which is well below the estimated net increase in tax revenue to YPS (\$9.63 million) that would be generated by the Proposed Project.

F.3.h. YPS Capacity

As described above, YPS facilities are over their capacity by approximately 5,788 students. While there is not an even distribution of students across schools, with most schools at capacities of 108 percent to 260 percent and six schools under capacity, the need for additional capacity within the YPS is readily apparent.³³ To address this current need, the Yonkers Joint Schools Construction Board was created to oversee the redevelopment and investment in the Yonkers' schools and secure access to funding for financing the educational facility improvements. As stated above in Section F.2, a new 1,126 student charter high school opened in 2021. In addition, the City has current plans to construct three new PK-8 grade schools, adding an additional 2,000 seats, and rebuild an existing high school to double its capacity. It is anticipated that the YPS capital construction program would continue in the future in order to address the current and future capital needs of the YPS that would occur with or without the Proposed Project.

It is also noted that the approximately 313 PSAC estimated from the Proposed Project (or 1.2 percent of the YPS current enrollment) represents approximately 38.3 percent of the increase in enrollment that would be expected through 2032 (i.e., 505 PSAC from development outside of the Project plus 313 PSAC from the Project). As such, the need to increase the capacity of the YPS would occur with or without the Proposed Project.

³³ KG+D Architects. "Yonkers Joint Schools Construction + Modernization Plan." Rebuild Yonkers Schools Research, Rebuild Yonkers Schools, 2020, <https://www.yonkersny.gov/home/showpublisheddocument/25514/637490987595870000>.

F.4. MITIGATION MEASURES

No mitigation measures are required.

G. PARKS, RECREATION, AND OPEN SPACE

G.1. EXISTING CONDITIONS

The City of Yonkers Department of Parks, Recreation and Conservation is charged with the responsibility of providing recreational services to the residents of Yonkers. The Department operates 70 parks and playgrounds, 74 street malls, 57 ball fields, 24 tennis courts, sixteen senior citizen centers, a skating rink, a rifle and pistol range, two greenhouses, an indoor pool, four community centers, two nature trails, an animal shelter, and other facilities. In total, the City operates approximately 385.16 acres of parkland, with additional parkland in the City owned/operated by New York State and Westchester County.

For the purposes of this analysis, open spaces in proximity to the Project Sites were determined utilizing the SESA. As shown in **Table 7-16** and **Figure 7-7**, there are approximately 61.08 acres of public open space within the SESA.

Table 7-16
City Public Open Space within the SESA

| Map ID | Park/Facility Name | Location | Acreage | Features |
|--------------|--|--|--------------|--|
| 1 | Saw Mill River Daylighting Phase III | Nepperhan Avenue and New Main Street | 0.97 | Walking path, pedestrian bridge, benches, waterwall overlook |
| 2 | Daylighting at Mill Street | Mill Street and North Broadway | 0.58 | Walking path, pedestrian bridge, benches, waterfall overlook |
| 3 | Buena Vista Community Garden | Buena Vista Avenue at Prospect Street | 0.27 | Community garden |
| 4 | Washington Park / City Hall | South Broadway and Nepperhan Avenue | 5.47 | City Hall, gardens, benches |
| 5 | Esplanade Park | Hudson River waterfront | 4.08 | Walking/running path, seating, picnic areas |
| 6 | Philipse Manor Hall (Manor House Park) | Larkin Plaza/Dock Street at Warburton Avenue | 0.12 | Gardens, lawn, landscaping |
| 7 | Waring Park | Terrace Place and Guion Street | 2.00 | Benches |
| 8 | Yonkers Metro-North Railroad Station Plaza | Buena Vista Avenue and Main Street | 0.32 | Benches, Ella Fitzgerald Statue |
| 9 | Van der Donck Park | Larkin Plaza/Dock Street at Buena Vista Avenue | 1.90 | Walking path, pedestrian bridge, benches, waterfall overlook |
| 10 | Buena Vista Pride Park | 107-109 Buena Vista Avenue | 0.20 | Playgrounds, benches |
| 11 | Pitkin's Park | 87 Locust Hill Avenue | 1.47 | Basketball courts, playgrounds, benches, spray shower (seasonal) |
| 12 | War Memorial Park | Copcutt Lane north of Nepperhan Avenue | 13.58 | Baseball diamonds, soccer field, basketball court, running track, playgrounds, softball/little league field, spectator seating |
| 13 | Habirshaw Park on the Hudson | Hudson River waterfront | 2.22 | Esplanade and environmental education center |
| 14 | Vark Street Park | Vark Street at Jackson Street | 1.01 | Basketball courts, playgrounds, benches |
| 15 | Columbus Park | Park Hill Avenue at S. Waverly Street | 2.76 | Playgrounds, benches, spray shower (seasonal) |
| 16 | Ragone-Muscente Park | Oak and Willow Streets | 0.20 | Halfcourt basketball, playgrounds, benches |
| 17 | Joseph Cerrato Park | Riverdale Avenue and Vark Street | 2.68 | Playgrounds, benches, basketball courts, handball courts, spray shower (seasonal) |
| 18 | Old Croton Trailway State Park (portion within SESA) | Route of Old Croton Aqueduct between Palisade Avenue and Prescott Street | 10.22 | Multi-use trail |
| 19 | Cochran Park | Oliver Avenue between Victor and Walnut streets | 3.17 | Playground, benches, lawn |
| 20 | O'Boyle Park | Hawthorne Avenue at Downing Street | 3.33 | Basketball courts, playgrounds, kickball diamond, benches |
| 21 | Cedar Park | 20 Cedar Place | 1.26 | Playgrounds, parking |
| 22 | Stefanik Park | Nepperhan Avenue and Ingram Street | 1.04 | Basketball courts, playgrounds, benches, spray shower (seasonal) |
| 23 | Joseph Pickett Memorial Park | Knowles Street and Hawthorne Avenue | 0.23 | Basketball courts, playgrounds, benches |
| 24 | Trinity Plaza | Ashburton Avenue and Mulberry Street | 0.60 | Benches |
| 25 | Doyle Park | Walnut Street and Ashburton Avenue | 1.40 | Playgrounds, benches, spray shower (seasonal) |
| TOTAL | | | 61.08 | |

Sources: City of Yonkers; AKRF

The New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) has established guidelines for the type and size of recreational facilities recommended for a community based on its population (see **Table 7-17**).

Table 7-17
New York State Recreation Facility Design Guidelines

| Facility type | Typical size (acres) | Acres per 1,000 people | Radius of area served (miles) | Travel time (minutes) | Means of access | Comments |
|-------------------|----------------------|------------------------|-------------------------------|-----------------------|-----------------------------------|--|
| Pocket park | 0.25–0.5 | 0.25 | 0.5 | 10 | Bicycle or foot | Combined with residential development |
| Play lot | 1–2 | 2 | 0.5 | 10 | Bicycle or foot | For office workers, shoppers, and neighborhood residents |
| Neighborhood park | 4–7 | 1 | 0.5 | 20 | Bicycle or foot | Contains passive areas with landscaping as well as active areas such as play fields, court games, and tot lots |
| District Park | 20-100 | 2 | 0.5 | 30 | Automobile, mass transit, bicycle | Contains comfort station, interest for all ages, capacity for winter activities |

Source: NYS OPRHP

Based on 2019 ACS 5-Year Estimates, the population of the SESA is estimated to be 32,319 persons. As noted in **Table 7-16**, 61.08 acres of public open space, composed of pocket parks, play lots, and neighborhood parks are located within the SESA; or approximately 1.89 acres per 1,000 people. Using OPRHP guidelines, the SESA currently has approximately 43.96 acres less open space than recommended. It is noted, however, that the 161-acre County-owned and operated Tibbits Brook Park is located just outside the SESA. While large, Tibbits Brook Park serves the entire city of Yonkers, as well as surrounding areas in Westchester County.

G.2. FUTURE WITHOUT THE PROPOSED PROJECT

There are no known changes to the SESA’s open spaces in the Future without the Proposed Project. However, just beyond the SESA boundary is the recently announced riverfront park that would extend approximately 1/3 of a mile on a nine-acre stretch of Hudson River shoreline between Westchester County-owned property just north of the Yonkers Westchester Wastewater Treatment plant and the Domino Sugar Plant.³⁴

As detailed in Table 2-1 of Chapter 2, “Land Use, Zoning, and Public Policy,” development projects planned or underway in the SESA would add more than 4,000 residential units by 2032. Using the same persons per unit multiplier applied to the Proposed Project’s residential uses (2.6 persons per renter occupied unit), these projects are projected to

³⁴ <https://www.yonkertribune.com/2021/06/westchester-county-and-the-city-of-yonkers-envision-20-million-waterfront-park-in-the-ludlow-section-of-yonkers>

generate approximately 10,611 new residents, increasing the SESA population to approximately 42,930 residents by 2032 in the Future without the Proposed Project.³⁵

As noted in **Table 7-18**, a conservative assessment assuming no increase in SESA public open space in the Future without the Proposed Project, would result in an open space ratio of approximately 1.42 acres per 1,000 people; or, a deficit of approximately 78.44 acres of open space under OPRHP guidelines.

Table 7-18
SESA—Future without the Proposed Project

| Facility type | OPRHP Recommended acres per 1,000 people | Future acres of parkland | Total recommended open space (acres) | Park area deficit (acres) |
|-------------------|--|--------------------------|--------------------------------------|---------------------------|
| Pocket park | 0.25 | 2.52 | 10.73 | -8.21 |
| Play lot | 2 | 18.72 | 85.86 | -67.14 |
| Neighborhood park | 1 | 39.84 | 42.93 | -3.09 |
| Total | | 61.08 | 139.52 | -78.44 |

Sources: NYS OPRHP, City of Yonkers, and the American Community Survey 2019 (5-year estimates) for SESA.

G.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

The 9,246³⁶ new residents expected to be generated by the Proposed Project would, under OPRHP guidelines, generate a need for 30.05 acres of open space, as shown in **Table 7-19**.³⁷ The Proposed Project would include approximately 2.56 acres of open space and recreation amenities, including approximately 0.74 acres of publicly accessible open space on the Chicken Island Site (0.49 acres) and the North Broadway Site (0.25 acres). With the Proposed Project, the public open space ratio within the SESA would decline from 1.42 acres per 1,000 people to 1.18 acres per 1,000 people. (If the privately accessible open space of the Proposed Project were counted, that ratio would be 1.22 acres per 1,000 people.) To maintain the ratio of open space per capita in the SESA that would be expected in the Future without the Proposed Project (i.e., 1.42 acres per 1,000 people), approximately 13.13 acres of publicly accessible open space would be required, which is larger than the combined area of the Project Sites.

³⁵ While the Land Use Study Area, defined in Chapter 2, “Land Use, Zoning, and Public Policy,” itself a subset of the SESA, was utilized to identify pending development projects, it is the location of most new planned development within the SESA and, therefore, a reasonable approximation of population growth within the SESA.

³⁶ Based on average household size of 2.6 for renter occupied units (refer to Chapter 6, “Socioeconomics, Fiscal Impacts, and Environmental Justice”)

³⁷ District parks are not considered to be a responsibility of individual projects as district parks serve a wide geographic area and are much larger in size.

Table 7-19
Open Space of the Proposed Project

| Facility type | OPRHP Recommended acres per 1,000 people | Total recommended open space for project residents (acres) | New open space created on Project Sites (acres) | |
|-------------------|--|--|---|-------------|
| | | | Private | Public |
| Pocket park | 0.25 | 2.31 | 1.82 | 0.74 |
| Play lot | 2 | 18.49 | 0 | 0 |
| Neighborhood park | 1 | 9.25 | 0 | 0 |
| Total | | 30.05 | 1.82 | 0.74 |

Note: Does not include district parks, as such parks are meant to serve a larger, countywide population. As such, district parks were not included in this table.
Source: OPRHP.

The publicly accessible space proposed at the Chicken Island Site consists of approximately 13,850 square feet of street level pedestrian plaza in between Building 3 and Building 4, an approximately 4,139 square feet plaza at the terminus of John Street at Centre Street (north of the retail pavilion), and approximately 3,518 square feet open space along the currently above-ground section of the Saw Mill River on the New School Street parcel, south of Chicken Island Building 5 (see **Figure 7-8**). The public space proposed at the North Broadway Site consists of rooftop terraces of the “stair building” that provides pedestrian access into the Site from North Broadway (see **Figure 7-9**).³⁸ All publicly accessible spaces planned as part of the Proposed Project would be maintained by the Applicant. The Applicant would work with the City on the final design and programming of the Proposed Project’s publicly accessible open spaces, which are envisioned to be used only for passive recreation. The remaining 1.82 acres of open and recreation space provided by the Proposed Project would be private (for project residents) and consist of a mix of amenity terraces (including swimming pools at the Teutonia Site and Chicken Island Site) (see **Figures 7-8 through 7-10**).

In the Applicant’s opinion, the Proposed Project would not result in a significant adverse impact to open and recreational space. First, the OPRHP guidelines are general community-wide recommendations, and not project-specific requirements. As noted above, there are numerous parks and open spaces within and in the immediate vicinity of the SESA that are available to new and potential future SESA residents, including the 161-acre Tibbits Brook Park, which serves the entire City as well as surrounding areas of the County. Finally, as noted in Section B, “Financial Costs of City Services,” the Proposed Project is estimated to result in a significant annual surplus of tax revenue to the City, a portion of which could be used to fund public new public spaces and improvements to existing open spaces.

G.4. MITIGATION MEASURES

No mitigation measures are proposed.

³⁸ The approximately 1,906 sf of the public staircase was not counted in the Proposed Project’s open space.

H. SOLID WASTE AND RECYCLING

H.1. EXISTING CONDITIONS

The City of Yonkers Environmental Services Division of the Department of Public Works (DPW) is responsible for the collection, transportation, and disposal of the City's solid waste, recycling, and debris. According to their website, DPW collects approximately 90,000 tons of refuse per year from private residences, apartment complexes, municipal housing complexes, public schools, municipal buildings, condominiums, cooperative units and non-profit organizations. Refuse collected by DPW is delivered to the Thruway Transfer Station in Yonkers. Solid waste generated by commercial and industrial businesses is collected by private waste haulers. Currently, many multifamily buildings use private carters to provide more frequent solid waste and recyclable collection.³⁹

As part of the City's Recycling Program, every other week, DPW collects newspapers, leaves for compost, and commingled recyclable goods at curbside. The Recycling Program collection process includes weekly pickup of nonmetal bulk items, as well as the pickup of metal bulk items. In a typical year, the City collects and recycles more than 8,000 tons of pulp, such as newspapers, and about 3,000 tons of other recyclable materials. Recyclables are delivered to the Thruway Transfer Station. According to the Westchester County Environmental Facilities webpage, the Thruway Transfer Station processes approximately 90 percent of the residentially collected recyclable material in Westchester County, and the facility processed 72,000 tons of recyclables in 2013.⁴⁰

The City of Yonkers is located in Westchester County Refuse Disposal District #1, which is responsible for the transportation and disposal of municipally collected solid waste. The Westchester County Department of Environmental Facilities serves as the County's solid waste disposal system consists of four transfer stations, the Charles Point Resource Recovery Facility in Peekskill, a fleet of tractors and transfer trailers for waste hauling, recyclable containers for hauling recyclable materials, a landfill at Sprout Brook solely permitted for disposal of ash residue from the Charles Point Resource Recovery Facility, a material recovery facility, and various equipment for organic yard waste processing and transport. According to the Westchester County Environmental Facilities webpage, the Charles Point Resource Recovery Facility processes up to 2,250 tons per day of municipal solid waste and has a permitted capacity of 710,000 tons per year.⁴¹

Westchester County is considered a regional leader in the field of environmental management and has a residential recycling rate of 50 percent and overall recycling rate of 48 percent—outperforming the national average of 34.5 percent and the New York State average of 36 percent.

The Project Sites are largely unoccupied and they generate minimal solid waste. The solid waste and recycling generated is currently being removed by the City.

³⁹ Statement from the Downtown Rezoning DGEIS.

⁴⁰ <https://environment.westchestergov.com/facilities>

⁴¹ <https://environment.westchestergov.com/facilities>

H.2. FUTURE WITHOUT THE PROPOSED PROJECT

There are no known future changes to solid waste or recycling collection services. In the Future without the Proposed Project, it is expected that the Project Sites would continue to generate minimal waste and recycling, which would continue to be removed by the City.

H.3. POTENTIAL IMPACTS OF THE PROPOSED PROJECT

The Proposed Project would result in increased demand for solid waste collection services. Solid waste generated by the Proposed Project would be collected by private carters. Recyclable materials would be separated and managed according the City of Yonkers Code and Westchester County recycling guidelines.

Following full buildout, the Proposed Project would be anticipated to generate approximately 83 tons of solid waste per week, or 4,316 tons per year, including recycling, as shown in **Table 7-20**. Assuming a recycling rate of approximately 50 percent, which is consistent with the current County rate, the Proposed Project would be expected to generate approximately 41.5 tons per week of non-recyclable waste, or 2,158 tons per year. As stated above, the City of Yonkers Environmental Services Division collects approximately 90,000 tons of refuse per year citywide, and, as noted above, both the Thruway Transfer Station and the Charles Point Resource Recovery Facility have sufficient capacity to process waste generated by the Proposed Project.

**Table 7-20
Proposed Project Solid Waste Generation**

| Project Component | Units | Solid Waste Generation Rate (pounds per week) | Pounds per Week | Pounds per Year | Tons per Week | Tons per Year |
|---|------------------|---|-----------------|-----------------|---------------|---------------|
| Residents | 3,556 apartments | 41 per household | 145,796 | 7,581,392 | 73 | 3,796 |
| Retail Employee | 219 employees | 79 per employee | 17,301 | 899,652 | 9 | 468 |
| Office Employee | 156 employees | 13 per employee | 2,028 | 105,456 | 1 | 52 |
| Total | | | | | 83 | 4,316 |
| Notes: | | | | | | |
| Refer to Chapter 6, "Socioeconomics, Fiscal Impacts, and Environmental Justice," for explanation of residential and employee projections for the Proposed Project. | | | | | | |
| Analysis excludes residential building employees and parking attendants due to lack of corresponding industry standard generation rate. Waste generation from these employees is expected to be <i>de minimis</i> . | | | | | | |
| Sources: 2020 CEQR Technical Manual Table 14-1; AKRF, Inc. | | | | | | |

Pursuant to Yonkers City Code Section 92-4, residential waste generators are responsible for the source separation of residential recyclable materials from all household waste at the point and time of generation. Per DPW rules, regulations and procedures, residential waste generators must provide for the removal of separated residential recyclable material and household waste. Yonkers City Code Section 92-6 requires nonresidential waste generators to provide for the removal of separated nonresidential recyclable material and waste by a hauler or recyclables broker licensed under the Westchester County Solid Waste and Recyclables Collection Licensing Law.

The Proposed Project would comply with City and County requirements for the management and disposal of solid waste and recycling. It has not yet been determined if solid waste and recycling from any one or more of the uses and buildings of the Proposed Project would be collected by the City or collected by a private carter.

Solid waste generated by residents of the Proposed Project would be disposed of through chutes accessible on the residential floors of each building. The refuse would be collected by building staff and compacted within a dedicated room on the ground level of each building. The compactor room would have access to loading areas where refuse would be picked up by the City or private carter. It is currently envisioned that refuse from commercial and office uses would be collected daily and stored in back-of-house spaces/loading areas prior to collection by the City or private carter.

Table 7-21 summarizes the proposed locations where collection trucks would access each proposed building’s refuse and recyclable materials on a to be determined schedule. Collection truck access and maneuvering plans are provided in **Figures 7-11 through 7-13**.

Table 7-21
Proposed Solid Waste/Recycling Collection Locations

| Site | Building | Proposed Waste/Recycling Collection Area |
|----------------|----------------------|---|
| Teutonia | 1 and 2 | Loading areas accessible via 30-foot-wide access drives into site from Buena Vista Avenue |
| Chicken Island | 1 | Loading area accessible from Palisade Avenue |
| | 1a (retail pavilion) | Loading area accessible from James Street |
| | 2, 3, and 4 | Loading area accessible from New School Street |
| | 5 | Loading area accessible from John Street |
| North Broadway | 1 | Loading area accessible from Overlook Terrace |
| | 2 | Loading area accessible from Baldwin Place |

Source: S9 Architecture

The Proposed Project is not anticipated to result in a significant adverse impact on either the City’s or County’s waste collection and disposal systems. Solid waste and recycling generated by the different uses and buildings of the Proposed Project would be collected by a private carter.

H.4. MITIGATION MEASURES

No mitigation measures are required.

*