

**A. INTRODUCTION**

The State Environmental Quality Review Act requires a description and evaluation of a range of reasonable alternatives to the Proposed Action that are feasible, considering the objectives and capabilities of the Applicant. This chapter describes and analyzes the potential environmental impacts of the alternatives to the Proposed Project that were identified in the adopted Scoping Document (see **Appendix A-1**) and evaluates the relevant potential environmental impacts of those alternatives. The following alternatives are evaluated:

- Alternative 1: No Action
- Alternative 2: Development Under Existing Zoning
- Alternative 3: Alternative Chicken Island Project Design

Pursuant to SEQRA, the description and evaluation of the three alternatives is at a level of detail sufficient to permit a comparative assessment of the alternatives and a comparison with the Proposed Project. Detailed, quantitative analyses of each category of potential environmental impact for each alternative are not presented; rather, the analysis identifies the relevant relative differences in potential environmental impacts compared to the Proposed Action. Therefore, for each alternative, if the potential impacts of any category are expected to be the same as for the Proposed Project, a brief assessment is provided. For potential environmental impacts anticipated to be materially different from that of the Proposed Project, a more detailed analysis is provided. **Table 17-1**, located at the end of this chapter, provides a summary of the potential environmental impacts of each alternative and of the Proposed Project.

**B. NO ACTION ALTERNATIVE**

SEQRA requires the potential environmental impacts of not approving the Proposed Action to be compared to the impacts of the Proposed Action. As required by the adopted Scoping Document, the “No Action” alternative is the proposed Zoning Amendments not being adopted and the Proposed Project not being constructed.

It is important to note that this alternative does not meet the Applicant’s goals, objectives and needs and therefore would not be pursued by the Applicant. Not redeveloping the Chicken Island Site would also be inconsistent with the City’s objectives inasmuch as the City sold the Chicken Island Site to the Applicant for the purpose of redeveloping this long underutilized parcel.

The environmental impacts of this alternative would be largely the same as the impacts identified in the “Future without the Proposed Project” sections of the various chapters of this DEIS.

## C. DEVELOPMENT UNDER EXISTING ZONING

As required by the Scoping Document (**Appendix A-1**), this alternative analyzes the potential environmental impacts if the proposed Zoning Amendments are not adopted, and the Project Sites are redeveloped pursuant to their current zoning. It is noted that development under the existing zoning does not meet the Applicant’s design or programmatic goals for the Project Sites.

### C.1. DESCRIPTION OF ALTERNATIVE

As would be the case with the Proposed Project, development of the Project Sites under the existing zoning (the “Existing Zoning Alternative”) would occur over a period of approximately 10 years, with development occurring in several overlapping phases. In total, the Project Sites could be developed with approximately 2,883 residential rental units, 92,115 square feet (sf) of active, street-level commercial uses (i.e., retail and restaurant uses), 39,216 sf of commercial office uses, and 4,159 parking spaces. As shown in **Table 17-2**, this is approximately 723 (20 percent) fewer residential units than the Proposed Project, a similar amount of active, street-level commercial uses, 9,216 sf more commercial office space than the Proposed Project, and approximately 255 (7 percent) fewer parking spaces. As described below, while the Chicken Island Site actually yields slightly more residential units under the current zoning than in the Proposed Project, the number of units at the Teutonia Site and the North Broadway Site would be cut approximately in half. At the Chicken Island Site, the number of parking spaces required would increase by 47 percent, 1,023 spaces, from the Proposed Project owing to the higher parking ratio for multifamily dwellings in the existing zoning.

**Table 17-2**  
**Existing Zoning Alternative**

		Total Dwelling Units	Affordable Dwelling Units	Retail (sf)	Office (sf)	Parking Required	Parking Provided
Teutonia	Proposed Project	906	45 to 91	10,000	0	940	956
	Existing Zoning Alternative	460	23 to 46	12,432	0	501	517
	Delta	-446	-22 to -45	2,432	0	-439	-439
	Delta	-49%		24%		-47%	-46%
Chicken Island	Proposed Project	2,000	100 to 200	70,000	17,000	2,174	2,180
	Existing Zoning Alternative	2,026	101 to 203	69,983	28,925	3,197	3,200
	Delta	26	1 to 3	-17	11,925	1,023	1,020
	Delta	1%		0%	70%	47%	47%
North Broadway	Proposed Project	650	33 to 65	15,000	13,000	726	768
	Existing Zoning Alternative	347	17 to 35	9,700	10,291	400	442
	Delta	-303	-16 to -30	-5,300	-2,709	-326	-326
	Delta	-47%		-35%	-21%	-45%	-42%
All Project Sites	Proposed Project	3,556	178 to 356	95,000	30,000	3,840	3,909
	Existing Zoning Alternative	2,833	142 to 283	92,115	39,216	4,098	4,159
	Delta	-723	-36 to -73	-2,885	9,216	258	255
	Delta	-20%		-3%	31%	7%	7%

**Source:** S9 Architecture

*C.1.a. Teutonia Site Existing Zoning Alternative*

Under the existing zoning, the Teutonia Site can be developed with a six-story podium across the entire Site, however, only the northern portion of the Site can be developed with a residential tower. To illustrate a potential, zoning-compliant, build -out of the Teutonia Site, the Applicant developed a hypothetical site plan that demonstrates the maximum residential development potential of the Site (see **Figure 17-1** and **Figure 17-2**). Development under the existing zoning on the Teutonia Site (the “Teutonia Site Existing Zoning Alternative”) would be comprised of one residential tower with a maximum height of 250 feet, and 24 stories. This would be approximately 185 feet, or 17 stories, shorter than the Proposed Project. As a result of only being able to construct one residential tower on the Site, instead of two, as well as the reduced height, the Teutonia Site Existing Zoning Alternative would include 460 residential units (including between 23 and 46 affordable units); this is 446 fewer units than the Proposed Project (and between 22 and 45 fewer affordable units). Because less street-level frontage would need to be devoted to residential use (as there would be no south tower), the Teutonia Site Existing Zoning Alternative would have slightly more active, street-level commercial uses (e.g., retail and restaurant uses) than the Proposed Project. In order to maximize the number of residential units at the Site, the top five floors of the podium would contain residential units. This is in contrast to the Proposed Project, which

would confine residential units to the towers and utilize the podium levels for parking. As a result, the Teutonia Site Existing Zoning Alternative would have four levels of parking below the grade of Buena Vista Avenue, compared to three levels with the Proposed Project. Vehicular access to the Teutonia Site would be provided from two, two-way driveways along Buena Vista Avenue, in much the same way as is included in the Proposed Project.

As with the Proposed Project, the Teutonia Site Existing Zoning Alternative would include an active streetfront and a reconstructed Buena Vista Avenue sidewalk with street trees. With this alternative, the length of the podium along Buena Vista Avenue would, like the Proposed Project, be broken up through the application of several different façade designs, creating the appearance at ground level of several different buildings. In addition, and as described more fully in Chapter 4, “Cultural Resources,” the Applicant intends to incorporate elements of the former Teutonia Hall façade into the design of the Teutonia Project. Unlike the Proposed Project, the Teutonia Site Existing Zoning Alternative would likely be constructed in a single stage, with the entire podium constructed at once, and only the northern residential tower being developed.

*C.1.b. Chicken Island Site Existing Zoning Alternative*

Under the existing zoning, the Chicken Island Site could be developed with seven residential towers up to 250 feet (24 to 26 stories) in height. To illustrate a potential, zoning-compliant, build out of the Chicken Island Site, the Applicant developed a hypothetical site plan that demonstrates the maximum residential development potential of the Site.

In the Chicken Island Site Existing Zoning Alternative, the residential towers would be placed on top of a six-story podium, which itself would be built -out approximately to the lot lines. The ground floor of the podium would be improved with street-level commercial uses (e.g., retail and restaurant uses), as well as with residential lobby space. In order to maximize the residential yield of the existing zoning, the perimeter of the podiums’ second through sixth floors would contain residential uses, with the exception of the second floor of the podium closest to Palisade Avenue, which would used as commercial office space. The interior of the podiums would be devoted to structured parking. See **Figure 17-3** and **Figure 17-4**.

As shown in **Table 17-2**, the Chicken Island Site Existing Zoning Alternative would contain slightly more units than the Proposed Project, about the same amount of street level retail uses, and slightly more office space. Instead of the five residential towers of the Proposed Project, this alternative would include seven residential towers. Because the towers would sit on a six-story podium built out to the property lines, there would be no additional pedestrian or vehicular connections made within the Site. While John Street and the continuation of Henry Herz Street would remain open, the additional north-south street (i.e., Centre Street), would not be developed, nor would pedestrian plazas in the southern portion of the Site be created. As a result, with this hypothetical site plan, the Site would be nearly completely developed with new structures.

*C.1.c. North Broadway Site Existing Zoning Alternative*

Under the existing zoning, the North Broadway Site could be developed with buildings up to 66 feet in height along North Broadway, up to 100 feet in height on the westernmost parcels along Baldwin Place and Overlook Terrace, and approximately 54 feet on the easternmost parcels along Baldwin Place and Overlook Terrace. To illustrate the potential zoning-compliant buildout of the North Broadway Site, the Applicant developed a hypothetical site plan (see **Figure 17-5 and Figure 17-6**) that demonstrates the maximum residential development potential of the Site.

As with the Proposed Project, the North Broadway Site Existing Zoning Alternative would retain the existing residential building at 23 Overlook Terrace and remove the balance of the Site's buildings. With this alternative, three new buildings would be constructed that front North Broadway. On the northernmost parcel (i.e., 50 North Broadway; Lot 67), a six-story residential building would be constructed, which would be accessed from North Broadway. In the middle of the North Broadway Site, at 28 and 30 North Broadway (Lots 56 and 57), a six-story mixed-use building would be constructed. The first floor would feature street-level commercial uses (e.g., retail, restaurant, and personal services), while the upper five floors would include residential units. Further south, at 16 and 18 North Broadway (Lots 50 and 51), a four-story, approximately 64-foot-tall building would be constructed. The ground floor would include active street-level commercial uses, as well as a lobby for commercial office uses that would be on the second and third floors, and a residential lobby for uses on the fourth floor. This building would extend east and connect to the residential buildings on the balance of the North Broadway Site.

In this alternative, within the eastern portion of the North Broadway Site, two new residential buildings would be constructed; one on either side of Overlook Terrace, accessed from Locust Hill Avenue. Both the north and south residential towers would be a maximum of 10 stories and 100 feet in height within the portion of the Site in the D-MX District and would step down to five stories and 54 feet in height along their eastern edge, which is within the City's "A" Zoning District. The northern residential building would have two distinct "towers," separated by 60 feet, to comply with the existing zoning. Vehicular access to the residential towers would remain from Overlook Terrace, which is accessed from Locust Hill Avenue. There would be two levels of parking under the residential towers.

In total, the North Broadway Site Existing Zoning Alternative would include 347 residential rental units, which is 303 (or 47 percent) fewer than in the Proposed Project. In addition, the amount of street-level commercial uses and commercial office uses would be reduced. With this alternative, along North Broadway, the northernmost building would be slightly taller than the building in the Proposed Project; however, it would not connect to the northern residential tower, thereby eliminating direct pedestrian access from North Broadway to the northern tower. The terraced retail building and public staircase included in the center portion of the North Broadway Project would be replaced in this alternative with a six-story mixed-use residential and

commercial building. As a result, the publicly accessible staircase that connected North Broadway (and to it, downtown and Getty Square) to the Locust Hill neighborhood would not be constructed.

## **C.2. LAND USE, ZONING, AND PUBLIC POLICY**

### *C.2.a. Land Use*

As would be the case with the Proposed Project, the residential, retail, and office uses included in the Existing Zoning Alternative would be consistent with the residential, retail, and office uses currently adjacent to the Project Sites. At the Teutonia Site, the Existing Zoning Alternative would include a 24-story residential tower, which, while shorter than the 41-story towers in the Proposed Project, would nevertheless be taller than the immediately adjacent buildings and the apartment buildings on the waterfront. However, as discussed in Chapter 2, “Land Use, Zoning, and Public Policy,” the Teutonia Site is located within the urban core of the City’s downtown, as well as within the D-MX District that was created specifically to encourage higher density development.

At the Chicken Island Site, seven residential towers of between 24 and 26 stories would be constructed in the Existing Zoning Alternative. This compares to five residential towers in the Proposed Project, with two proposed to be taller than 26 stories (at 38 stories) and the remaining three at 23 and 26 stories. In addition, in the Existing Zoning Alternative a six-story podium would be developed to maximize the residential yield of the Site and minimize the need for underground parking. As a result, no new pedestrian and vehicular thoroughfares would be created with this alternative. While development of the Chicken Island Site Existing Zoning Alternative would be consistent with the City’s overall goal of transforming the vacant parking area into a high-density development, it is the Applicant’s opinion that the form of the development that could be constructed under the existing zoning would be less consistent with the urban form adjacent to the Site.

In the North Broadway Site Existing Zoning Alternative buildings up to six stories in height fronting North Broadway, and up to 10 stories on the lots fronting Overlook Terrace and Baldwin Place, would be constructed. As would be the case with the Proposed Project, the buildings in the North Broadway Site Existing Zoning Alternative would be taller than the existing surrounding buildings. Specifically, within the 28 and 30 North Broadway lots, under this alternative, a six-story mixed-use structure would be constructed in the place where a public staircase and a stepped retail building and public terraces would be constructed. As a result, the public connection between North Broadway and the Locust Hill neighborhood would not be constructed. The five- and 10-story residential towers in the eastern portion of the Site with this alternative would also be taller than the immediately surrounding structures, but shorter than the 23-story towers in the Proposed Project.

### *C.2.b. Zoning*

The Existing Zoning Alternative would not include amendments to the City’s Zoning Ordinance. In addition to the height and tower footprint amendments

which would not be adopted, the regulations concerning residential parking requirements would not be modified

With respect to residential parking requirements, continuing to require one space per dwelling unit plus 1/3-space per bedroom would require an additional 880 parking spaces to be constructed in the Chicken Island Site Existing Zoning Alternative. In addition to drastically increasing the cost of the development, it is the Applicant's opinion that the additional spaces would not be necessary to meet residential demand in the downtown within 1/2-mile of the Yonkers Train Station and proximate to neighborhood goods and services. As discussed more fully in Chapter 11, "Traffic and Transportation," both the cities of New Rochelle and the White Plains only require one space per dwelling unit within their central parking areas, which include developments within 1/2-mile of the train stations in those cities. The proposed one parking space per dwelling unit is also supported by recent parking trends at similar developments located near train stations in downtown environments. A residential parking demand study was conducted in November 2021 which compared the number of residential units to the overnight parking demand. The study indicated that the existing parking demand to residential ratio is 0.94 parking spaces per dwelling unit, supporting the proposed one parking space per dwelling unit parking rate (see **Appendix L-6**).

C.2.c. *Public Policy*

C.2.c.i *The Yonkers Comprehensive Plan (2000)*

As is the case with the Proposed Project, the Existing Zoning Alternative is consistent with the goals of *Connections*, the City's Comprehensive Plan. As stated in Chapter 2, "Land Use, Zoning, and Public Policy," "*Connections* explicitly recognizes the primacy of focusing development on the downtown and waterfront areas of the City." While the Existing Zoning Alternative would re-develop long vacant and underutilized sites in downtown, it is the Applicant's opinion that the reduced additional downtown population resulting from the reduced number of housing units at the Teutonia Site and the North Broadway Site would not reinforce the continuing revitalization of the downtown and Getty Square to the same extent as the Proposed Project. Specifically, it is the Applicant's opinion that a reduction of 688 units compared to the Proposed Project would not create the critical mass of new residents needed to support the allowable retail and commercial uses on the Project Sites, as well as the existing retail and commercial uses in downtown more generally.

C.2.c.ii *Downtown Master Plan (2010)*

Development of the Chicken Island Site under the Existing Zoning Alternative would require an amendment to the *Downtown Master Plan*, which currently calls for the development of "River Park Center," the previously approved project for that Site. Development of the Teutonia Site and the North Broadway Site would not require an amendment to the *Downtown Master Plan*. It is noted, however,

that portions of the North Broadway Site are outside of *Downtown Master Plan* boundary, but within the D-MX District (i.e., the westernmost lots fronting Overlook Terrace and Baldwin Place). Therefore, while development of those lots could proceed under the existing zoning without amending the *Downtown Master Plan*, as with the Proposed Project, the development would not be consistent with the conditions depicted in the plan.

*C.2.c.iii Riverview Urban Renewal Plan*

As with the Proposed Project, development of the Teutonia Site Existing Zoning Alternative would require an amendment to the Riverview Urban Renewal Plan to permit the density allowed by the existing zoning.

*C.2.c.iv Getty Square Urban Renewal Plan*

As with the Proposed Project, development of the Chicken Island Site Existing Zoning Alternative would require an amendment to the Getty Square Urban Renewal Plan, which contemplates development of the former River Park Center project.

*C.2.c.v Other Policies*

The Existing Zoning Alternative, similar to the Proposed Project, would be consistent with the goals and objectives of the other policy documents evaluated in Chapter 2, “Land Use, Zoning, and Public Policy,” in the same ways as discussed therein.

**C.3. VISUAL AND COMMUNITY CHARACTER**

*C.3.a. Community Character and Visual Resources*

*C.3.a.i Teutonia Site*

As with the Proposed Project, the Teutonia Site Existing Zoning Alternative would include a six-story podium along the entire Buena Vista frontage that would contain street-level commercial uses, residential lobby space, and driveways to the parking structure. This alternative would also reconstruct the sidewalk in front of the Teutonia Site and provide new street-trees. It can reasonably be assumed that this alternative would include podium-level architectural features similar to the Proposed Project. Specifically, several different façade designs would be incorporated along the length of the podium to break up the visual appearance of the podium along the Buena Vista frontage.

The main visual difference between the Teutonia Project and the Teutonia Site Existing Zoning Alternative is that the latter would include only one residential tower, the northern tower, and instead of rising to 41 stories, it would rise to 24 stories (see **Figure 17-2**). As described and illustrated below, this 24-story tower would be taller than surrounding buildings, including those on the waterfront. However, the tower would be similar in height to the recently



constructed Sawyer Place residential development northeast of the Teutonia Site.

*C.3.a.ii Chicken Island Site*

The development program of the Chicken Island Site Existing Zoning Alternative would be materially similar program to that of the Proposed Project, though it would have a very different site and building design. Instead of five towers, two of which would rise above the existing permitted height of 250 feet (i.e., Building 1 and Building 4 at 400 feet in height), the Chicken Island Site Existing Zoning Alternative would feature seven residential towers rising to 250 feet in height. Six-story podiums would be constructed fronting the existing public and private streets adjacent to and within the Chicken Island Site. The ground level of these podiums would feature street-level commercial uses and residential lobbies, while the upper floors would include residential uses (and, in the case of the northernmost building, commercial office uses). This is in contrast to the Chicken Island Project, which would include a new north/south street in the middle of the Site, with wide sidewalks that would serve various pedestrian plazas throughout the Site. As a result of these design differences, it is the Applicant's opinion that the Chicken Island Site Existing Zoning Alternative would not create the same level of pedestrian-oriented character than would be created by the Proposed Project.

Other salient site plan features of the Chicken Island Site Existing Zoning Alternative affecting community character include the design along Palisade Avenue. In the Proposed Project, the existing Palisade Avenue sidewalk along the Site would be expanded nine feet into the Site to create a 13-foot-wide sidewalk. A 35-foot-tall podium would front the sidewalk. A multi-height tower would rise from this podium and be set back approximately 15 feet from the podium and 24 feet to the lot line. To the east, along James Street, the tower would step up from the podium to 65 feet, 76 feet, and 99 feet. Moving east of the newly created Centre Street, the tower would then reach its maximum height of 400 feet. With the Chicken Island Site Existing Zoning Alternative, the podium would be permitted to be built to the Palisade Avenue lot line and could rise to 100 feet in height. The Chicken Island Site Existing Zoning site plan illustrates a six-story, approximately 66-foot-tall podium that is built to the lot line (see **Figure 17-3** and **Figure 17-4**). While permitted under existing zoning, this six-story podium is taller than the off-site buildings to the north and west.

In this alternative, the residential tower would be set back from Palisade Avenue, to respect the 100-foot setback along Palisade Avenue for buildings taller than 100 feet. As shown in **Figure 17-3**, the northernmost residential tower would respect that setback. As a result of this positioning, the northwestern portion of the Site, which

in the Proposed Project would include stepped buildings from 35 feet in height to 99 feet in height, would instead feature a six-story podium and a 250-foot residential tower. In the Applicant's opinion, the transition from the low-rise buildings within Getty Square to this area of higher density on the Chicken Island Site is more abrupt under the existing zoning than the Proposed Project.

To achieve the maximum residential density under the existing zoning within the permitted height and setbacks, the residential towers on the Palisade Avenue Parcel would be regular in shape (i.e., rectangular). Three of the towers (the northern and southernmost) would maximize the permitted tower footprint of 12,000 sf; while the three towers in the middle of the Palisade Avenue Parcel would have footprints of 8,700 sf in order to maintain the required tower spacing. The tower on the New School Street parcel would have a footprint of approximately 11,000 sf and would be nearly identical in the Proposed Project and the Chicken Island Site Existing Zoning Alternative. While zoning compliant, it is the Applicant's opinion that the regularly spaced and shaped towers on the Palisade Avenue parcel would be less visually appealing than the towers in the Proposed Project, which include significant steps in height and façade articulation.

*C.3.a.iii North Broadway Site*

Fronting North Broadway, the buildings in the North Broadway Site Existing Zoning Alternative would be similar in height to the Proposed Project. The main difference in these buildings would be the development program. In the North Broadway Site Existing Zoning Alternative, the buildings along North Broadway would include residential units on the floors above the ground floor, whereas in the Proposed Project, only residential amenity space and retail and commercial uses would be included. In addition, the North Broadway Existing Zoning Alternative would not include the stepped retail building in the middle of the Site and public staircase, which are part of the Proposed Project. In the Applicant's opinion, these low-rise and stepped architectural features of the Proposed Project help visually (and physically) connect North Broadway with the Locust Hill neighborhood. In their place in the North Broadway Site Existing Zoning Alternative would be a six-story mixed-use building with active street-level uses on the ground floor and residential units on the upper floors.

Within the North Broadway Site lots fronting Overlook Terrace and Baldwin Place, the North Broadway Site Existing Zoning Alternative would include two, 10-story buildings; one north of Overlook Terrace and one south of Overlook Terrace. As shown on **Figure 17-5 and Figure 17-6**, the residential buildings would step down from 100 feet in height to approximately 54 feet in height along their easternmost edge and set back from the adjoining

property lines, to respect the height and setback requirements of the existing “A-District” zoning of the easternmost lots of the Site. The buildings would be approximately 15 stories shorter than those in the Proposed Project. It is noted, however, that the northern residential building in the North Broadway Site Existing Zoning Alternative would extend from Baldwin Place to Overlook Terrace, with a four-story reduction in height in the middle (to comply with the 60-foot tower separation requirement). In the Proposed Project the northern tower would only extend approximately half the distance from Baldwin Place to Overlook Terrace, or approximately 100 feet, leaving a wide space between the two residential buildings. With the Proposed Project, an approximately 60-foot-tall parking garage would occupy the eastern portion of the North Broadway Site, north of Overlook Terrace. With the North Broadway Site Existing Zoning Alternative, this portion of the Site would feature an approximately five-story residential building, set back from the adjacent property lines.

As with the Proposed Project, the 10-story residential buildings in the North Broadway Site Existing Zoning Alternative would be taller than the immediately surrounding buildings, which largely consist of two- to four-story houses on Baldwin Place and Overlook Terrace, and two- to four-story mixed-use buildings along North Broadway. However, similar to the Proposed Project, the new buildings would be in a transitional location between this lower density residential area and the higher density downtown, where mid- and high-rise buildings are interspersed. As stated in Chapter 3, “Visual and Community Character,” other large-scale residential uses currently exist proximate to the North Broadway Site, including “Cromwell Towers” (317 units in a large-footprint 12-story building on Locust Hill Avenue) and the Sawyer Place buildings (438 units in two buildings 17 and 25 stories tall).

*C.3.a.iv Downtown Neighborhood*

As is the case with the Proposed Project, the buildings constructed as part of the Existing Zoning Alternative would be visible from vantage points within downtown Yonkers. As shown in **Figure 17-7** the Teutonia Site Existing Zoning Alternative would be visible from Buena Vista Avenue and Prospect Street, as would the Proposed Project. The main difference from this vantage point between the Teutonia Project and the Teutonia Site Existing Zoning Alternative is that the southern tower (i.e., the one closer to this vantage point) would not be included in the Teutonia Site Existing Zoning Alternative and the northern tower would be 24 stories instead of 41 stories. The street-level program and podium architecture would be similar between the two alternatives. With the Teutonia Site Existing Zoning Alternative, like the Proposed Project, the residential tower would be taller than the structures to which it is

adjacent as well as those across the street, which are two- and three-story buildings.

As viewed from Hudson Street, the residential tower constructed as part of the Teutonia Site Existing Zoning Alternative would be visible at the end of the street. As shown in **Figure 17-8**, the main difference in the view from this vantage point would be the height of the northern residential tower, which would be lower in this alternative. As the southern residential tower of Teutonia Project is nearly completely obscured from this vantage point, the removal of this tower in the Teutonia Site Existing Zoning Alternative would not significantly affect the view. As is the case with the Proposed Project, a portion of the view of the Palisades would be obscured from this vantage point if the Teutonia Site Existing Zoning Alternative were built. However, as is the case with the Proposed Project, the Palisades would still be visible over the adjacent Trolley Barn building.

As is the case with the Proposed Project, van der Donck Park and Larkin Plaza would have views of the North Broadway Site Existing Zoning Alternative to the east, the Chicken Island Site Existing Zoning Alternative to the southeast, and the Teutonia Site Existing Zoning Alternative to the south. As shown in **Figure 17-9** the residential buildings of the North Broadway Site Existing Zoning Alternative and a small portion of the Chicken Island Site Existing Zoning Alternative towers would be visible to the east. The main difference in the visibility of these new buildings is that the North Broadway Site Existing Zoning Alternative buildings would be noticeably lower with this alternative than with the Proposed Project. In between the two Sawyer Place towers, the Chicken Island Site Existing Zoning Alternative tower visible in this view would also be lower than the building in the Proposed Project; however, owing to its distance from this vantage point, the change in height would not be as noticeable as the change with respect to the North Broadway Site. As was the case with the Proposed Project, the views of the Chicken Island Site Existing Zoning Alternative would be in the context of the existing development within the downtown.

As shown in **Figure 17-10**, the west end of van der Donck Park would have views of the proposed podium and residential tower of the Teutonia Site Existing Zoning Alternative to the south. While shorter than the 41-story building in the Proposed Project, the 24-story residential tower would be significantly taller than the existing three- to five-story buildings along Buena Vista Avenue.

Washington Park and City Hall would have views of buildings constructed in the Chicken Island Site Existing Zoning Alternative to the northeast, the Teutonia Site Existing Zoning Alternative to the west, and the North Broadway Site Existing Zoning Alternative

to the north. As is the case with the Proposed Project, Inland views to the Chicken Island Site Existing Zoning Alternative and North Broadway Site Existing Zoning Alternative would include the upper stories of the buildings.

Washington Park has partially obstructed western views of the Hudson River and Palisades. As shown in the visual simulation in **Figure 17-11** the podium and northern residential tower of the Teutonia Site Existing Zoning Alternative would be visible behind existing buildings. As shown on the figure, the main differences between the Proposed Project and this alternative as viewed from Washington Park are the presence of only one residential tower (i.e., the northern tower), and the northern tower would be approximately 17 stories shorter than the tower in the Proposed Project. With both the Proposed Project and the Teutonia Site Existing Zoning Alternative, views of the Palisades from this vantage point would remain through gaps between intervening buildings.

With development under the Existing zoning Alternative, pedestrians in Getty Square would have views of the buildings at the North Broadway Site and the Chicken Island Site to the north and east, respectively. As described above, under the Chicken Island Site Existing Zoning Alternative, a six-story podium would front on Palisade Avenue. Set back approximately 100 feet from Palisade Avenue would be a rectangularly shaped residential tower that rises to 24 stories. This is in contrast to the Proposed Project, which would include a three-story podium with a stepped residential tower that rises to 7, 9, and 10 stories as it moves east from James Street and then rises to 38 stories adjacent to the firehouse. It is the Applicant's opinion that the three-story podium of the Proposed Project, set back behind a widened sidewalk, is more consistent with the architecture of the neighborhood than a six-story podium. While both the Chicken Island Site Existing Zoning Alternative and the Proposed Project would include residential towers of different heights along Palisade Avenue, (i.e., 24 stories or 38 stories), it is the Applicant's opinion that the more meaningful contribution to community character would be the street-level buildings and architecture, and not the height of the residential towers, which in both the alternative and the Proposed Project would be significantly taller than surrounding structures.

With respect to other visual and aesthetic resources in the downtown, including the Philipse Manor Hall State Historic Site and local Historic District, the impacts of the Existing Zoning Alternative would be similar to the Proposed Project. While the height of the buildings in the Existing Zoning Alternative would be less than the Proposed Project, buildings visible from these locations would still be taller than most surrounding structures. However, the context in which the historic sites, and the new buildings, are located would be the same; a densely developed

downtown area. As views of the historic sites would not be blocked and views from the historic sites to the Project Sites would continue to be understood in the context of the existing City center, neither the alternative nor the Proposed Project would have a significant adverse visual impact on these aesthetic resources.

*C.3.a.v Waterfront*

Under the Existing Zoning Alternative, buildings within the Project Sites would be visible from certain vantage points along the waterfront, as is the case with the Proposed Project. From Palisades Interstate Park, the buildings of the Existing Zoning Alternative would be plainly visible. Of particular note, the residential tower of the Teutonia Site Existing Zoning Alternative would be the most prominent, as it would rise to approximately 24 stories, which is significantly taller than immediately surrounding buildings. The visibility of the buildings on the North Broadway Site would be reduced in prominence from this vantage point, though not eliminated. With respect to the Chicken Island Site, Building 1 and Building 3 of the Chicken Island Site Existing Zoning Alternative would be reduced in height from the Proposed Project. However, the height of the other buildings would be approximately the same in the Proposed Project as the Chicken Island Site Existing Zoning Alternative. In addition, with the absence of the southern tower at the Teutonia Site, it's the seven residential towers of the Chicken Island Site Existing Zoning Alternative would be more prominent in the view. Nevertheless, in the Applicant's opinion, the new construction would be perceived, like the Proposed Project, as an evolution of the existing built environment and would not affect user's enjoyment of the park.

From Habirshaw Park, buildings constructed in the Chicken Island Site Existing Zoning Alternative and North Broadway Site Existing Zoning Alternative would be visible, as is the case with the Proposed Project. However, visibility of the buildings of the North Broadway Site Existing Zoning Alternative would be significantly reduced, with only the top two to three stories of the buildings visible above the intervening buildings. The buildings of the Chicken Island Site Existing Zoning Alternative, however, would continue to be plainly visible. Rising to approximately 24 stories, the top seven to 10 stories of the buildings would be visible over the intervening buildings. Nonetheless, in the Applicant's opinion, views of these buildings would not detract from the enjoyment of the park nor fundamentally change the character of the park as set within a dense urban center.

From Esplanade Park, portions of buildings constructed on the Project Sites may be visible over top of intervening buildings. However, the view from the park would looking inland would continue to be dominated by intervening development with

buildings on the Project Sites visible only in the background, while the view looking west would continue to be dominated by the Hudson River and Palisades.

*C.3.a.vi Residential Neighborhoods South of Project Sites*

Residential neighborhoods south of Nepperhan Avenue would have views of the Existing Zoning Alternative buildings, depending on location, as is the case with the Proposed Project. East of the Chicken Island Site, the residential buildings constructed with the Chicken Island Site Existing Zoning Alternative and North Broadway Site Existing Zoning Alternative would be visible from Nepperhan Avenue (see **Figure 17-12**). The buildings of the Chicken Island Site Existing Zoning Alternative would be visible over the one- to four-story buildings fronting Nepperhan Avenue. The main difference in the visibility of buildings with this alternative compared to the Proposed Project is that the taller Building 1 (which is 38 stories in the Proposed Project) would be shifted slightly in position and lowered in height to 24 stories. To the right of the view, the 10-story North Broadway Site Existing Zoning Alternative building would be visible. As with the Proposed Project, the North Broadway Site Existing Zoning Alternative would replace the view of the Sawyer Place buildings and a part of the view of the Palisades. However, as is the case with the Proposed Project, the distant views of the Palisades, down the Elm Street corridor, would not be affected by this alternative.

From further west, buildings constructed in the Chicken Island Site Existing Zoning Alternative would be visible from areas along Prospect Street, as is the case with the Proposed Project. Distant views of the buildings from Prospect Street and Buena Vista Avenue, above the existing parking structure at Hawthorne Avenue, would be minimal, as is the case with the Proposed Project. From the crest of that hill, near the intersection of Riverdale Avenue and Prospect Street, buildings in the Chicken Island Site Existing Zoning Alternative would be visible slightly above, and next to, the intervening buildings (see **Figure 17-13**). These buildings would be shorter than the tallest two buildings in the Chicken Island Project. In contrast to the Proposed Project the residential buildings in the North Broadway Site Existing Zoning Alternative would not be visible from this location.

As shown in **Figure 17-14**, the Teutonia Site Existing Zoning Alternative would be clearly visible at the intersection of Riverdale Avenue and Prospect Street. The podium and residential tower would be clearly taller than surrounding structures, including the multifamily buildings west of the Teutonia Site along the waterfront. While the northern residential tower would be shorter in this alternative than in the Proposed Project, and the southern residential tower would not be constructed, the six-story podium

and 24-story tower would still be clearly visible from this vantage point. Nevertheless, and as is the case with the Proposed Project, this alternative would preserve views of the Palisades from this vantage point, both through and to the sides of the proposed tower. In addition, the building would be understood as within the context of a densely developed urban center, which is characterized by its views of large buildings and urban development to which the Teutonia Site Existing Zoning Alternative would contribute.

*C.3.a.vii Locust Hill Neighborhood*

As is the case with the Proposed Project, the residential buildings constructed in the North Broadway Site Existing Zoning Alternative and Chicken Island Site Existing Zoning Alternative would be visible from residential streets located northeast of the Project Sites. As shown in **Figure 17-15**, the North Broadway Site Existing Zoning Alternative towers and Chicken Island Site Existing Zoning Alternative Building 1 would be plainly visible from Locust Hill Avenue, near its intersection with Cromwell Place. With respect to the Chicken Island Site Existing Zoning Alternative buildings, the buildings would be shorter than Building 1 in the Proposed Project. However, its massing would also be shifted to the west (or, right in the view) from the Proposed Project. With respect to the North Broadway Site Existing Zoning Alternative, the residential buildings would be significantly shorter in this alternative, 10 stories, as compared to the Proposed Project, 25 stories. The North Broadway Site Existing Zoning Alternative buildings would be taller than surrounding buildings and would be significantly larger in footprint than the surrounding buildings. However, as is the case with the Proposed Project, they would be located one block south of the 12-story, 314-unit Cromwell Towers building. With both alternatives, the view down Locust Hill Avenue, including the view of City Hall, would be unaffected by the Chicken Island Site Existing Zoning Alternative.

Similar to the Proposed Project, the buildings of the Existing Zoning Alternative would be visible from parks and historic resources within this area, including Pitkin Park and the Bell Place-Locust Hill Avenue Historic District. As with the Proposed Project, the buildings of the Existing Zoning Alternative would be taller than surrounding buildings proximate to these resources. However, in both the alternative and the Proposed Project, it is the Applicant's opinion that the new construction would not change the overall setting of these resources; that is, the resources would continue to be understood as existing within a dense, mixed-use setting with buildings of many styles and sizes. In the case of the Bell Place District, it is noted that immediately north of the district currently exists the 12-story apartment tower, Cromwell Place.



*C.3.a.viii Other Neighborhoods and Vantage Points*

Other vantage points identified by the City, and discussed in Chapter 3, “Visual and Community Character,” would have views of the Existing Zoning Alternative. As is the case with the Proposed Project, views of the Existing Zoning Alternative from these vantage points would be from much greater distances than the views described above, and the impact of those views would not be considered significant. From Grant Park, the Teutonia Site Existing Zoning Alternative residential tower would be visible, though shorter than the Proposed Project. The North Broadway Site Existing Zoning Alternative residential towers would likely not be visible, while the Chicken Island Site Existing Zoning Alternative buildings would remain visible. From Dunwoodie Golf Course, it is unlikely that the Existing Zoning Alternative buildings would be visible, as only the top floors of the tallest buildings in the Proposed Project were visible from this location.

From Sutherland Park, the residential tower in the Teutonia Site Existing Zoning Alternative would be visible, while the view of the southern tower included in the Proposed Project would be removed. The Chicken Island Site Existing Zoning Alternative would remain partially visible through the existing vegetation. From JFK Marina, the 41-story northern tower of the Teutonia Project would be visible over the Glenwood Power Plant. With the North Broadway Site Existing Zoning Alternative, the visibility of the tower would be reduced owing to the 13-story reduction in height. In both the alternative and the Proposed Project, however, the view of this Site from JFK Marina would not, in the Applicant’s opinion, have a significant adverse visual impact owing to the perceived scale of the buildings, intervening buildings, and distance.

*C.3.b. Shadows*

Buildings constructed as part of the Existing Zoning Alternative would cast shadows on surrounding streets, sidewalks, parks, and historic sites. As is the case with the Proposed Project, some of these shadows would be “incremental,” or a net new addition, while other shadows would fall on resources already shadowed by existing buildings. As discussed in Chapter 3, “Visual and Community Character,” the Chicken Island Project has the potential to have a significant impact on the stained-glass windows at the rear of the Mt. Carmel Baptist Church on Nepperhan Avenue. Specifically, the buildings of the Chicken Island Project would create incremental, or new, shadows that would fall on the rear of the church, including the stained-glass windows at the rear of the church, in the late afternoon during spring, summer, and fall. These incremental shadows would begin at approximately 4:00PM Eastern Daylight time, or later. Total durations of the incremental shadow would range from an hour 40 minutes up to two hours 46 minutes, depending on the month. While events in the morning and early afternoon would not be affected by Proposed Project-generated shadow, public events in the late afternoon would be affected as Proposed Project-generated shadows would eliminate sunlight on the stained-

glass windows during that time. It is noted that the northern of the two stained glass windows is obscured by dense vegetation, with the southern window slightly less obscured.

With the Chicken Island Site Existing Zoning Alternative, Building 5 would continue to cast a new shadow onto the Mt. Carmel Church. The main difference is that in this alternative, the incremental shadow generated by 38-story buildings in the Chicken Island Project (Buildings 1 and 3) would not occur. This would not materially change the incremental shadow falling on the church in the mid-spring and mid-fall (i.e., the May 6 and Aug 6 analysis day), as Building 5 would continue to cast a shadow on the church in both the alternative and the Proposed Project. In the early spring and early fall (i.e., the March 21 and September 21 analysis days), the incremental shadow on the church would begin approximately 45 minutes later than with the Proposed Project, owing to the fact that only the Building 5 shadow, and not the Building 3 shadow, would reach the church. On the summer solstice (i.e., June 21 analysis day), the incremental shadow would still begin at approximately 4:00 PM, but instead of continuing for the remainder of the analysis day, would begin to move off of the windows around 5:30 PM and be completely off the windows by approximately 6:45 PM. As with the Proposed Project, the Chicken Island Site Existing Zoning Alternative would not have an impact on this resource during the winter or during the mornings and early afternoons in the spring, summer, and fall.

Other shadows created by the Existing Zoning Alternative would generally be shorter than those of the Proposed Project. As the Proposed Project did not have the potential to have a significant adverse shadow impact on any resources except the Mt. Carmel Baptist Church, the Existing Zoning Alternative would similarly not have a significant adverse impact on any other resources.

*C.3.c. Pedestrian Wind Impacts*

Buildings constructed as part of the Existing Zoning Alternative would change the pedestrian wind conditions proximate to the Project Sites. Even though the buildings at the Project Sites would be shorter with this alternative than in the Proposed Project, they would still be significantly taller than the current conditions on the Project Sites (as the Chicken Island Site and Teutonia Site are vacant) as well as the buildings adjacent to the Project Sites. Therefore, downwashing, which is the main cause for increased wind activity around tall buildings at the pedestrian level, would still be anticipated to occur.

With respect to the Teutonia Site Existing Zoning Alternative, as is the case with the Proposed Project, construction of a single, 24-story residential tower would likely result in new pedestrian wind safety exceedances east of the Site, and removal of the existing safety exceedances along Pierpont Street. This is a direct result of constructing a tall building on the currently vacant Site. Similarly, development of the Chicken Island Site Existing Zoning Alternative and North Broadway Site Chicken Island Site Existing Zoning Alternative would lead to increases in pedestrian wind speeds proximate to the Sites under certain circumstances.

The specific pedestrian level wind impacts of development under the existing zoning would vary depending on the final configuration of the buildings and streetscape. As with the Proposed Project, measures could be incorporated into the Existing Zoning Alternative to mitigate potential impacts. These measures include landscaping, wind screens, canopies, and recessed building entrances.

#### **C.4. CULTURAL RESOURCES**

As there are no archaeological resources on the Project Sites, the Existing Zoning Alternative, similar to the Proposed Project, would have no adverse impact on such resources.

As there are no historic resources on the Teutonia Site, the Teutonia Site Existing Zoning Alternative, like the Proposed Project, would have no adverse impacts on such resources. It is assumed that under the Teutonia Site Existing Zoning Alternative, as would be the case with the Proposed Project, the development would incorporate elements of the former Teutonia Hall façade into the design of the building, in coordination with the NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) and the City and based on the current condition of the façade materials.

As there are no historic resources on the Chicken Island Site, the Chicken Island Site Existing Zoning Alternative, as would be the case with the Proposed Project, would have no adverse impacts on such resources.

As would be the case with the Proposed Project, the North Broadway Site Existing Zoning Alternative would include the demolition of 50 North Broadway and 28 North Broadway, which are buildings identified by OPRHP as contributing to the Yonkers Downtown Historic District that has been identified by OPRHP as eligible for listing on the State and National Registers of Historic Places (S/NR). Similar to the Proposed Project, the Applicant would consult with OPRHP regarding the demolition of these buildings and undertake an “Alternatives Analysis” to evaluate whether, given the objectives of the project, there are any feasible and prudent alternatives to the demolition of those buildings. Finally, as would be the case with the Proposed Project, the North Broadway Site Existing Zoning Alternative would redevelop the North Broadway-fronting lots in a manner and scale consistent with the surrounding S/NR-eligible historic district.

With respect to historic resources adjacent to the Project Sites, the Existing Zoning Alternative would have similar impacts to the Proposed Project. Specifically, intensive construction would occur proximate to the following historic resources with this alternative: the Trolley Car Barn, buildings in the Yonkers Downtown Historic District, buildings in the S/NR-listed Bell Place-Locust Hill Avenue historic district, and the potentially S/NR-eligible Mt. Carmel Baptist Church. As with the Proposed Project, the Existing Zoning Alternative would implement City approved Construction Protection Plans to avoid inadvertent construction-related impacts to these historic resources.

In terms of historic resources proximate to the Project Sites, the Existing Zoning Alternative would have similar impacts on those resources as the Proposed Project. The Teutonia Site Existing Zoning Alternative would include construction of a six-story podium and 24-story residential tower; as opposed to a six-story podium and two 41-story residential towers. Both this alternative and the Proposed Project would maintain

the streetwall along Buena Vista Avenue and include setbacks from the adjacent Trolley Car Barn. In addition, both the Proposed Project and this alternative would include buildings that are taller than the historic buildings in their vicinity, including the Trolley Car Barn, Post Office, Train Station, and Recreation Pier. As with the Proposed Project, it is the Applicant's opinion that the Teutonia Site Existing Zoning Alternative would complement existing new construction downtown, much of which is also taller than these structures.

As the Chicken Island Site Existing Zoning Alternative would result in residential towers that, similar to the Proposed Project, are taller than the surrounding historic resources, the potential impacts to those resources would likely be the same.

The North Broadway Site Existing Zoning Alternative would result in five- and ten-story residential buildings adjacent to the S/NR-listed Bell Place-Locust Hill Avenue Historic District. This would be similar in height to 6-story parking garage in the Proposed Project along the western portion of the Site fronting Baldwin Place. While the ten-story residential building would be taller than the buildings in the surrounding Bell Place District, it would not adversely affect the characteristics of the District that qualify it for the S/NR. As described in Chapter 4, "Cultural Resources," the Bell Place District was identified as occurring within an "area [that] has witnessed extensive 20th century intrusions and has suffered from urban blight and decay."

#### **C.5. GEOLOGY, SOILS, AND TOPOGRAPHY**

The Existing Zoning Alternative would have impacts to geology, soils, and topography that are similar to the Proposed Project. Both the alternative and the Proposed Project would include significant excavation and regrading, as well as Soil Erosion and Sediment Control Plans to minimize the potential for erosion and runoff. The Teutonia Site Existing Zoning Alternative would include four underground parking levels below the grade of Buena Vista Avenue, compared to three with the Proposed Project. This would result in additional excavation and soil removal compared to the Proposed Project. Other features of the Teutonia Site Existing Zoning Alternative would be similar to the Proposed Project, including the distance to the Metro-North Railroad ("MNR") tracks and the requirement to comply with the NYSDEC-approved Site Management Plan under the State Brownfield Cleanup Program.

With the Chicken Island Site Existing Zoning Alternative, less parking would be developed below grade and, therefore, less excavation would be required than with the Proposed Project. However, with the Chicken Island Site Existing Zoning Alternative, significant excavation related to building foundations would still be required. Rock removal, which is unlikely to be required as part of the Chicken Island Project, would be slightly less likely with the Chicken Island Site Existing Zoning Alternative. The measures proposed to mitigate impacts related to the potential for blasting or the removal of groundwater during construction would be the same for this alternative as the Chicken Island Project.

The North Broadway Site Existing Zoning Alternative would include two levels of parking underneath both residential buildings. This is in contrast to the three levels of underground parking and six levels of above ground parking included in the North Broadway Project parking structure. While the excavation would not be as deep with this alternative, it would cover a larger area than the North Broadway Project. With

bedrock as shallow as four feet, chipping and or blasting would be considered to remove the rock with this alternative, as it would with the North Broadway Project. As such, the overall impacts from the Existing Zoning Alternative related to excavation and grading would likely be similar to the North Broadway Project.

**C.6. SOCIOECONOMICS, FISCAL IMPACTS, AND ENVIRONMENTAL JUSTICE**

The Existing Zoning Alternative would have impacts to socioeconomic, fiscal, and environmental conditions similar to those of the Proposed Project. Direct residential displacement and direct business displacement from the Existing Zoning Alternative would be the same as the Proposed Project and, as described in Chapter 6, “Socioeconomics, Fiscal Impacts, and Environmental Justice,” direct displacement would not result in significant adverse impacts.

The Existing Zoning Alternative would add a population of 7,366 persons, which is 1,880 persons fewer than the Proposed Project. As a result, the Existing Zoning Alternative would increase the population of the Socioeconomic Study Area (SESA)<sup>1</sup> by 17 percent, as compared with the Proposed Project, which would increase the SESA population by 22 percent. The projected average household income of the new residents in the Existing Zoning Alternative would be the same as in the Proposed Project, and likewise would be higher than the average household income of existing SESA residents. Though lesser than the Proposed Project, the Existing Zoning Alternative would still introduce a large enough number of higher-income residents and amount of new housing product that would potentially influence the socioeconomic and market conditions in the SESA. However, as noted in Chapter 6 “Socioeconomics, Fiscal Impacts, and Environmental Justice,” the SESA is already experiencing a trend toward higher rents and incomes and there is a large supply of rent-protected housing in the SESA. Therefore, like the Proposed Project, and for the same reasons, the Existing Zoning Alternative would not result in significant adverse impacts due to indirect residential displacement. The Existing Zoning Alternative would, however, result in fewer new affordable units than the Proposed Project (at least 142 affordable units, compared to at least 178 affordable units with the Proposed Project).

The Existing Zoning Alternative would result in approximately 4,900 sf less retail and restaurant space and approximately 1,200 sf more commercial office space than the Proposed Project. Like the Proposed Project, the Existing Zoning Alternative would not add enough commercial retail/restaurant or office space to substantively alter business conditions in the SESA. Though the Existing Zoning Alternative would add fewer new residents than the Proposed Project, similar to the Proposed Project, the Existing Zoning Alternative would add a large enough residential population to influence retail storefront rents in the SESA. However, as detailed in Chapter 6, “Socioeconomics, Fiscal Impacts, and Environmental Justice,” although there would be the potential for some indirect retail displacement due to rent increases, the potential indirect displacement would not constitute a significant adverse environmental impact. Like the Proposed Project, the Existing Zoning Alternative would not lead to disinvestment in the SESA; it would include uses that broaden the commercial offerings in the SESA and would generate

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<sup>1</sup> See Chapter 6, “Socioeconomics, Fiscal Impacts, and Environmental Justice,” for a description and illustration of the SESA.

pedestrian activity to support existing businesses. In addition, given the high numbers of lower-income residents in the SESA, even with the Existing Zoning Alternative, there would continue to be substantial consumer demand for lower price-point goods and services such that lower-income residents would not be “priced out” of the SESA. The Existing Zoning Alternative would result in less tax revenue than the Proposed Project. The Existing Zoning Alternative is smaller in development program than the Proposed Project, which would result in less property tax revenue to the City and to Yonkers Public Schools (YPS).<sup>2</sup> The Existing Zoning Alternative would generate fewer new residents and therefore would be expected to generate less demand on municipal services, including the YPS, but would also generate less income tax and sales tax revenues.

The reduced scale of the Existing Zoning Alternative would result in fewer economic benefits to the City and the region in terms of jobs, labor income, and economic output during construction and operations as compared to the Proposed Project. Nevertheless, as is the case with the Proposed Project, though to a lesser extent, the Existing Zoning Alternative would generate significant direct and indirect economic benefits to the City and region.

#### **C.7. COMMUNITY FACILITIES**

Like the Proposed Project, the Existing Zoning Alternative would not result in significant adverse impacts to community facilities and services. The Existing Zoning Alternative would result in less demand to emergency service providers than the Proposed Project due to a smaller residential and worker population as compared to the Proposed Project. As the Proposed Project would not require the acquisition of special equipment to serve the new residential buildings, neither would the Existing Zoning Alternative. However, the Existing Zoning Alternative would also result in less tax revenue to fund emergency services, as described above. Nevertheless, given the relatively low levels of property taxes, and resident income taxes, currently paid by the Project Sites, improvements under the Existing Zoning Alternative would be expected to generate tax revenue that would exceed the cost of increased service provision.

Using the methodology described in Chapter 7, “Community Facilities,” the Existing Zoning Alternative would be anticipated to result in the addition of 249 public school children to the YPS, as compared to 313 public school children with the Proposed Project. The total annual increase in YPS cost that would be the responsibility of Yonkers property-taxpayers for the Existing Zoning Alternative would be \$2.53 million, which is less than the cost of the Proposed Project (\$3.18 million). Like the Proposed Project, the increase in property tax revenue to YPS from the Existing Zoning Alternative would be anticipated to exceed the cost of the new students. Though the Existing Zoning Alternative would generate fewer public-school students than the

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<sup>2</sup> Similar to the Proposed Project, development under the Existing Zoning Alternative could be eligible for property tax abatements through one or more payments in lieu of taxes (PILOT) agreements with the Yonkers IDA. Similar to the Proposed Project, 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, including Yonkers Public Schools, with the Existing Zoning Alternative.

Proposed Project, YPS is currently over capacity and the Existing Zoning Alternative would add to the public-school population.

The Existing Zoning Alternative would result in less publicly accessible open space on the Project Sites than the Proposed Project. As such, the existing public open space ratio within the SESA (1.42 acres per 1,000 people) would decline in a larger amount than the Proposed Project (1.18 acres per 1,000 people).

**C.8. INFRASTRUCTURE AND UTILITIES**

The Existing Zoning Alternative would have a total daily water demand and sanitary sewer generation of approximately 496,702 gallons per day (gpd), which is approximately 123,969 gpd less than the Proposed Project (see **Table 17-3** and **Table 17-4**).

**Table 17-3**  
**Existing Zoning Alternative Water and Sewer Demand**

		Quantity	Units	Flow Rate per Unit*		Total Flow
Teutonia Site	Retail	12,432	sf	0.1	GPD/sq. ft	1,243
	Residential	460	units	110	GPD/Bdrm.	78,430
		713	bedrooms***			
<b>Teutonia Site Total</b>						<b>79,673</b>
Chicken Island Site	Retail	69,983	-	0.1	GPD/sq. ft	6,998
	Office	28,925	sf	15	GPD/employee	2,895
	Residential	193	employees**			
		2,026	units	110	GPD/Bdrm.	345,840
		3,144	bedrooms			
<b>Chicken Island Site Total</b>						<b>355,733</b>
North Broadway Site	Retail	9,700	sf	0.1	GPD/sq. ft	970
	Office	10,291	sf	15	GPD/employee	1,035
		69	employees			
	Residential	347	units	110	GPD/Bdrm.	59,290
		539	bedrooms			
<b>North Broadway Site Total</b>						<b>61,295</b>
<b>Existing Zoning Alternative Total</b>						<b>496,702</b>
<b>Notes:</b>						
* Flow rates based on "NYSDEC Design Standards for Intermediate Sized Wastewater Treatment systems," dated March 5, 2014.						
** Number of employees estimated at 1 per 150 sf.						
Calculations provided by PSS						
*** Same percentage of studio, 1-BR, 2-BR, and 3-BR units as Proposed Project						

**Table 17-4**  
**Water and Sewer Demand Comparison**

	Existing Zoning Alternative	Proposed Project	Reduction from Proposed Project
Teutonia Site	79,673	155,440	75,767
Chicken Island Site	355,733	350,550	-5,183
North Broadway Site	61,295	114,680	53,385
Total	496,701	620,670	123,969
<b>Notes:</b> Flow rate in Gallons per Day.			

The Teutonia Site Existing Zoning Alternative would generate approximately 49 less water and sewer demand than the Proposed Project. Nevertheless, it is reasonable to assume, based on prior studies, that the existing 6-inch water main in Buena Vista Avenue would not be sufficient to serve the demand of the Teutonia Site Existing Zoning Alternative. Therefore, as is the case with the Proposed Project, the water main in Buena Vista Avenue would have to either be replaced or a new, parallel, water main would need to be installed. As with the Proposed Project, the Teutonia Site Existing Zoning Alternative would connect to the existing 18-inch sanitary sewer in Buena Vista Avenue.

The Chicken Island Site Existing Zoning Alternative would generate approximately 1 percent more water and sewer demand than the Proposed Project. Therefore, the infrastructure impacts and mitigation would be generally the same as the Proposed Project. As was the case with the Proposed Project, the entirety of the stormwater runoff from the Chicken Island Site Existing Zoning Alternative would be separated from the combined sewer and conveyed to the Saw Mill River.

The North Broadway Site Existing Zoning Alternative would generate approximately 47 percent less water and sewer demand than the Proposed Project. While a reduction, this increase in demand may still require an upgrade to the existing Locust Hill Avenue water main from Ashburton Avenue to Palisade Avenue.

As was the case with the Proposed Project, in order to accommodate the increased sanitary flow from the Existing Zoning Alternative, portions of the combined sewer within Buena Vista Avenue, Locust Hill Avenue, Baldwin Place, James Street, John Street, and New School Street may need to be replaced with new, larger, pipes. The Existing Zoning Alternative, as was the case with the Proposed Project, would separate stormwater runoff from the combined sewer system where practical. The entirety of the stormwater runoff from the Chicken Island Site and from some of the surrounding roadways will be separated from the combined sewer system and would be conveyed to the nearby Saw Mill River, reducing approximately 1.5 acres of drainage area runoff from the combined sewer. For the stormwater flow that would still be connected to the combined sewer system, the detention provided for on-site runoff will provide a measured reduction to overall flows reaching the combined sewer. To further mitigate the increased flow, additional I&I mitigation would be provided at a three-to-one ratio, in accordance with Westchester County policy. This would be accomplished by a combination of relining lengths of existing sewers as directed by the City and payment to the City of a fee in lieu in the amount of the cost of any required I&I work not performed by the Applicant, for implementation by the City of other City-wide improvements.

#### **C.9. STORMWATER MANAGEMENT**

The Teutonia Site Existing Zoning Alternative and North Broadway Site Existing Zoning Alternative would result in similar impervious coverage to the Proposed Project. The Chicken Island Site Existing Zoning Alternative would have slightly greater impervious coverage than the Proposed Project. Therefore, the impacts as a result of stormwater runoff from the Existing Zoning Alternative, and the measures by which those impacts would be mitigated, would be materially the same as the Proposed Project.



### C.10. ENERGY USAGE

The Existing Zoning Alternative would generate less demand for electricity and natural gas than the Teutonia Project and North Broadway Project. It is likely that the Teutonia Site Existing Zoning Alternative would require certain electrical improvements to be made by Con Edison, similar in nature and impact to the Teutonia Project, which required the upgrading of certain existing underground electric cables. While the Teutonia Site Existing Zoning Alternative has a development program approximately one-half the size of the Teutonia Project, it would still represent a significant new energy load. Similarly, the increase in natural gas load would likely require an upgrade of the 6-inch gas line on Hudson Street, between Hawthorne and Buena Vista Avenue. The other gas main improvements planned by Con Edison along Main Street and South Broadway would occur with or without the Teutonia Project or Teutonia Site Existing Zoning Alternative.

As the Chicken Island Site Existing Zoning Alternative would have a similar development program to the Proposed Project, it is assumed that the electric and gas improvements required would be the same.

As stated in Chapter 10, “Energy Usage,” the electrical upgrades required for the Chicken Island Project would also serve the North Broadway Project. Therefore, there would be no difference in the electric infrastructure required for the North Broadway Site Existing Zoning Alternative. With respect to gas service, Con Edison noted that certain gas improvements on Main Street and South Broadway would occur with or without the Proposed Project. It is reasonable to assume that, while reduced in size from the North Broadway Project, the North Broadway Site Existing Zoning Alternative would require certain other gas main improvements, as is the case for the Teutonia Project. As stated in Chapter 10, “Energy Usage,” the North Broadway Project would be required to install approximately 550 feet of piping on Warburton Avenue and approximately 70 feet of piping on North Broadway. It is likely that similar improvements would be required to serve the North Broadway Site Existing Zoning Alternative to the improvements being planned by Con Edison south of the Site.

### C.11. TRAFFIC AND TRANSPORTATION

The Existing Zoning Alternative would generate additional vehicular trips to the City’s transportation network that arrive from, and depart to, the same locations as the Proposed Project. As shown in **Table 17-5**, the Existing Zoning Alternative would reduce the number of peak hour trips from the Proposed Project by 88 to 174 per hour (or, 11 to 15 percent). As noted therein, the reduction in trips would be greatest for the Teutonia Site Existing Zoning Alternative (32 to 44 percent) and the North Broadway Site Existing Zoning Alternative (29 to 37 percent) with trips generated by the Chicken Island Site Zoning Alternative increasing slightly.

**Table 17-5  
Trip Generation Comparison**

Site	AM Peak Hour				PM Peak Hour				Saturday Peak Hour			
	Existing Zoning	Proposed Project	Reduction from Project		Existing Zoning	Proposed Project	Reduction from Project		Existing Zoning	Proposed Project	Reduction from Project	
			Number	Percentage			Number	Percentage			Number	Percentage
Teutonia	118	211	93	44%	205	302	97	32%	198	298	100	34%
North Broadway	107	177	70	40%	164	251	87	35%	121	216	95	44%
Chicken Island	507	495	-12	-2%	653	646	-7	-1%	670	664	-6	-1%
Total	732	883	151	17%	1,022	1,199	177	15%	989	1,178	189	16%

As the Proposed Project would not result in any significant adverse impacts that could not be mitigated, it is anticipated that the impacts of the Existing Zoning Alternative could also be mitigated. The impact to the left turn movement off of Locust Hill Avenue and onto Ashburton Avenue would still be expected to occur with the Existing Zoning Alternative. As noted in Chapter 11, “Traffic and Transportation,” the Proposed Project’s increase in traffic could be mitigated back to the conditions that would occur without the Proposed Project and the same would be anticipated with the Existing Zoning Alternative as it generates fewer vehicular trips.

**C.12. AIR QUALITY**

With respect to stationary sources of air emissions, the Teutonia Site Existing Zoning Alternative and North Broadway Site Existing Zoning Alternative would result in fewer emissions, owing to the reduced development program. Emissions from the Chicken Island Site Existing Zoning Alternative would be nearly identical to the Chicken Island Project. As with the Proposed Project, it is anticipated that the Existing Zoning Alternative may require certain mitigation measures to be incorporated in order to avoid potential air quality impacts at elevated on-Site receptors (i.e., location of exhaust stacks).

With respect to mobile sources, as the Existing Zoning Alternative would result in fewer vehicular trips than the Proposed Project, it would similarly not be anticipated to result in potential air quality impacts from project-generated traffic. Project-specific modeling based on a site-specific design would be required to confirm that this alternative, similar to the Proposed Project, would not have an air quality impact from the operation of its parking garages analysis and any mitigation measures that may be necessary.

**C.13. NOISE**

As stated in Chapter 13, “Noise,” the Proposed Project’s increase in vehicular traffic would not result in a significant adverse noise impact. Given that the Existing Zoning Alternative would result in fewer vehicular trips than the Proposed Project, this alternative would similarly not have a significant adverse noise impact as a result of traffic.

With respect to stationary sources of noise, the Proposed Project’s HVAC systems are not anticipated to result in a significant adverse noise impact. As the Existing Zoning Alternative’s HVAC systems would be similar in size, or smaller, than the Proposed

Project's systems, this alternative would similarly not have a significant adverse noise impact as a result of stationary sources.

As is the case with the Proposed Project, the Existing Zoning Alternative's buildings would be designed to provide at least 28 dBA façade noise attenuation to ensure interior noise levels are below 45 dBA. Therefore, noise exposure at the proposed residential sites would not have a significant adverse impact.

#### **C.14. HAZARDOUS MATERIALS**

The Existing Zoning Alternative would result in the same, or materially similar, disturbance to on-site soils and structures as the Proposed Project. Therefore, the impacts from subsurface conditions and the measures required to avoid and mitigate those impacts would be the same for this alternative as the Proposed Project.

#### **C.15. CONSTRUCTION**

Construction of the Existing Zoning Alternative would be anticipated to generate substantially similar impacts to construction of the Proposed Project. The Existing Zoning Alternative would still be constructed in overlapping phases over approximately 10 years. The main differences would be that the Teutonia Site Existing Zoning Alternative would likely be constructed in a single phase (with a slightly shorter duration) and the North Broadway Site Existing Zoning Alternative, while still constructed over two phases, which would likely be of a shorter duration, owing to the reduced size of the alternative. Construction of the Chicken Island Site Existing Zoning Alternative would be anticipated to be of the same, or slightly longer, duration owing to the increased number of residential towers. Demolition and excavation activities would be similar in this alternative and the Chicken Island Project. Slightly more excavation may be required for the Teutonia Site Existing Zoning Alternative and North Broadway Site Existing Zoning Alternative as compared to the Proposed Project, while slightly less excavation may be required for the Chicken Island Site Existing Zoning Alternative. However, the extent of ground disturbance and site re-grading would be the same.

Construction truck trips and construction worker parking would be similar in the Existing Zoning Alternative and the Proposed Project. In the Existing Zoning Alternative, the Applicant would also utilize the new on-site parking garages for construction worker parking.

Measures to mitigate construction period impacts of the Existing Zoning Alternative and the Proposed Project would be the same. A Soil Erosion and Sediment Control Plan would be implemented to avoid and mitigate potential impacts associated with the off-site migration of sediment during construction, including measures to mitigate fugitive dust. Adjacent buildings would, as necessary, be monitored for vibration during construction in the same way as they would with the Proposed Project. Blasting, if required, would be conducted in conformance with the blasting protocol in Sections 59-54 through 59-76 of the City of Yonkers Code. Where pile driving and rock chipping would be used, pre-construction surveys would be undertaken and vibration monitoring would be implemented.

Finally, as is the case with the Proposed Project, the Applicant would prepare a detailed Construction Management Plan for City approval, which would establish construction management protocols and measures to mitigate potential adverse impacts. The City

would be able to enforce the commitments of the Construction Management Plan through its existing construction inspection program, funded by building permit fees.

**D. ALTERNATIVE CHICKEN ISLAND DESIGN**

The City has indicated that it is assessing whether and under what conditions private redevelopment of the 87 Nepperhan Avenue property might be undertaken. At this time, the City's concepts for future use of the property are not sufficiently advanced for the Applicant to develop an alternative Chicken Island Project design that includes redevelopment of 87 Nepperhan.

**E. ENVIRONMENTAL MITIGATION ALTERNATIVE**

It is the Applicant's opinion, based on the analyses presented in this DEIS, that the Proposed Project would not result in any significant adverse impacts that could not be mitigated. Therefore, an environmental mitigation alternative was not prepared.

Should the Lead Agency determine that the Proposed Project would potentially result in a significant adverse impact that can be, but is not, mitigated, the Lead Agency may require that an alternative that mitigates that impact be prepared.

**Table 17-6  
Alternatives Comparison**

<b>Category</b>	<b>Proposed Project</b>	<b>Existing Zoning Alternative</b>
<b>Program</b>		
Teutonia	<ul style="list-style-type: none"> <li>• 906 residential units (45 to 91 affordable units)</li> <li>• 10,000 sf active street-level commercial/retail</li> <li>• 956 parking spaces</li> <li>• Two residential towers, 41 stories, inclusive of 6-story podium</li> <li>• Developed in two stages</li> </ul>	<ul style="list-style-type: none"> <li>• 460 residential units (23 to 46 affordable units)</li> <li>• 12,432 sf active street-level commercial/retail</li> <li>• 517 parking spaces</li> <li>• One residential tower, 24 stories, inclusive of 6-story podium</li> <li>• Developed in one stage</li> </ul>
Chicken Island	<ul style="list-style-type: none"> <li>• 2,000 residential units (101 to 201 affordable units)</li> <li>• 70,000 sf active street-level commercial/retail</li> <li>• 17,000 sf commercial office</li> <li>• 2,180 parking spaces</li> <li>• New interior street, sidewalks, pedestrian plazas</li> <li>• Five residential towers, 23 to 38 stories, inclusive of podium</li> <li>• Developed in five stages</li> </ul>	<ul style="list-style-type: none"> <li>• 2,026 residential units (101 to 203 affordable units)</li> <li>• 69,983 sf active street-level commercial/retail</li> <li>• 28,925 sf commercial office</li> <li>• 3,200 parking spaces</li> <li>• No new streets or public pedestrian plaza</li> <li>• Seven residential towers, 24 to 26 stories, inclusive of 6-story podium</li> <li>• Developed in several stages</li> </ul>
North Broadway	<ul style="list-style-type: none"> <li>• 650 residential units (33 to 65 affordable units)</li> <li>• 15,000 sf of active street-level commercial/retail on North Broadway</li> <li>• 13,000 sf commercial office fronting North Broadway</li> <li>• 768 parking spaces</li> <li>• Two residential towers, 25 stories, off of Overlook Terrace</li> <li>• Low-rise buildings and public staircase/terraces on North Broadway</li> <li>• Developed in two stages</li> </ul>	<ul style="list-style-type: none"> <li>• 347 residential units (17 to 35 affordable units)</li> <li>• 9,700 sf active, street-level commercial/retail on North Broadway</li> <li>• 10,291 sf commercial office fronting North Broadway</li> <li>• 442 parking spaces</li> <li>• Three residential towers, 10 stories, off of Overlook Terrace</li> <li>• Low-rise buildings (up to 66 feet) fronting North Broadway, including residential uses</li> <li>• Developed in two stages</li> </ul>

**Table 17-6 (cont'd)**  
**Alternatives Comparison**

Category	Proposed Project	Existing Zoning Alternative
<b>Land Use, Zoning, and Public Policy</b>		
Land Use	<ul style="list-style-type: none"> <li>• Consistent with mixed residential, retail, commercial uses in Downtown Yonkers</li> <li>• Higher density and taller buildings than immediately surrounding uses</li> <li>• Consistent with trends of higher density and downtown revitalization</li> </ul>	<ul style="list-style-type: none"> <li>• Consistent with mixed residential, retail, commercial uses in Downtown Yonkers</li> <li>• Higher density and taller buildings than immediately surrounding uses</li> <li>• Consistent with trends of higher density and downtown revitalization</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>• Increased building heights and residential tower footprint sizes for sites meeting certain requirements in D-MX district</li> <li>• Rezone three lots on Overlook Terrace and Baldwin Place from A-District to D-MX District</li> <li>• Reduced multifamily parking requirements for sites between ¼-mile and ½-mile from train station</li> <li>• Explicitly allow valet (attended) parking</li> <li>• Amend “Designated Development Site” language</li> </ul>	<ul style="list-style-type: none"> <li>• No changes to existing zoning</li> </ul>
Public Policy	<ul style="list-style-type: none"> <li>• Consistent with Comprehensive Plan goals related to downtown development, preserving views of Hudson River and Palisades</li> <li>• Requires amendment to 2010 Downtown Master Plan, Riverview Urban Renewal Plan, Getty Square Urban Renewal Plan</li> <li>• Consistent with other City, State, and regional policies</li> </ul>	<ul style="list-style-type: none"> <li>• Consistent with Comprehensive Plan goals related to downtown development, though adds fewer residents than Proposed Project</li> <li>• Requires amendment to 2010 Downtown Master Plan, Riverview Urban Renewal Plan, Getty Square Urban Renewal Plan</li> <li>• Consistent with other City, State, and regional policies</li> </ul>
<b>Visual and Community Character</b>		
Community/Visual Resources	<ul style="list-style-type: none"> <li>• No significant adverse impact to scenic, aesthetic resources</li> <li>• Project buildings visible from vantage points throughout City</li> <li>• New, active-street grid created in Chicken Island</li> </ul>	<ul style="list-style-type: none"> <li>• No significant adverse impact to scenic, aesthetic resources</li> <li>• Project buildings visible from vantage points throughout City</li> </ul>

**Table 17-6 (cont'd)  
Alternatives Comparison**

Category	Proposed Project	Existing Zoning Alternative
Shadows	<ul style="list-style-type: none"> <li>• Project buildings cast shadows on surrounding streets, sidewalks, parks, and historic sites; some resources already shadowed while some are new, incremental, shadows</li> <li>• Incremental shadows generally limited extent/duration and at times of low usage of resource (i.e., early morning). Would not substantially affect use, character of resources, but for-</li> <li>• Stained glass windows at rear of Mt. Carmel Baptist church (S/NR-eligible) would receive incremental shadow in late afternoon (beginning at 4:00 PM) in spring, summer, and fall for period of one hour forty minutes to two hours forty-six minutes</li> </ul>	<ul style="list-style-type: none"> <li>• Project buildings cast shadows on surrounding streets, sidewalks, parks, and historic sites; some resources already shadowed while some are new, incremental, shadows</li> <li>• Incremental shadows generally limited extent/duration and at times of low usage of resource (i.e., early morning). Would not substantially affect use, character of resources, but for-</li> <li>• Stained glass windows at rear of Mt. Carmel Baptist church (S/NR-eligible) would receive incremental shadow in late afternoon in spring, summer, and fall for period of approximately one to two hours, depending on month</li> </ul>
Pedestrian Wind	<ul style="list-style-type: none"> <li>• Generally higher pedestrian-level wind speeds around Project Sites</li> <li>• Reduction of adverse pedestrian-wind levels on Pierpont Street; impact experienced west of Teutonia with Project</li> </ul>	<ul style="list-style-type: none"> <li>• Generally higher pedestrian-level wind speeds around Project Sites</li> <li>• Reduction of adverse pedestrian-wind levels on Pierpont Street; impact experienced west of Teutonia with Project</li> </ul>
<b>Cultural Resources</b>	<ul style="list-style-type: none"> <li>• No impact to archaeological resources</li> <li>• Applicant intends to incorporate elements of the former Teutonia Hall façade into the design of the Teutonia Project, in coordination with OPRHP and the City and based on the current condition of the façade</li> <li>• Adverse impact from demolition of 50 and 28 North Broadway, contributing buildings to OPRHP identified, S/NR-eligible Yonkers Downtown Historic District; new, contextual buildings to replace demolished structures</li> <li>• No impact to proximate historic resources from change in built condition of Project Sites; Project in keeping with recent history of downtown development.</li> <li>• Implementation of Construction Protection Plans to avoid inadvertent impacts to adjacent historic resources (i.e., Trolley Car Barn; Downtown Historic District buildings; Bell Place-Locust Hill Historic District buildings; Mt. Carmel Baptist Church</li> </ul>	<ul style="list-style-type: none"> <li>• No impact to archaeological resources</li> <li>• Applicant intends to incorporate elements of the former Teutonia Hall façade into the design of the Teutonia Project, in coordination with OPRHP and the City and based on the current condition of the façade</li> <li>• Adverse impact from demolition of 50 and 28 North Broadway, contributing buildings to OPRHP identified, S/NR-eligible Yonkers Downtown Historic District; new, contextual buildings to replace demolished structures</li> <li>• No impact to proximate historic resources from change in built condition of Project Sites; Project in keeping with recent history of downtown development.</li> <li>• Implementation of Construction Protection Plans to avoid inadvertent impacts to adjacent historic resources (i.e., Trolley Car Barn; Downtown Historic District buildings; Bell Place-Locust Hill Historic District buildings; Mt. Carmel Baptist Church</li> </ul>

Table 17-6 (cont'd)  
 Alternatives Comparison

Category	Proposed Project	Existing Zoning Alternative
<b>Geology, Soils, Topography</b>	<ul style="list-style-type: none"> <li>• Excavation and regrading at all sites; Soil Erosion and Sediment Control Plan implemented at all sites</li> <li>• Teutonia Site: 22,150 cubic yards of export; 1,477 total trucks over two phases, multiple years (15-20 trucks per day); bedrock removal not anticipated; groundwater, if encountered, would be handled in accordance with BCP</li> <li>• Chicken Island Site: 99,300 cubic yards of export; 6,620 total trucks over five phases, multiple years (15-20 trucks per day); bedrock removal not anticipated; groundwater, if encountered, would be handled in accordance with BCP.</li> <li>• North Broadway Site: 36,000 cubic yards of export; 2,400 truck trips over two phases, multiple years (15-20 trucks per day); bedrock removal via chipping or blasting is likely</li> </ul>	<ul style="list-style-type: none"> <li>• Similar impacts and mitigation to Proposed Project likely</li> <li>• Less excavation at Chicken Island due to less underground parking.</li> </ul>
<b>Socioeconomics/Fiscal</b>	<ul style="list-style-type: none"> <li>• Direct displacement of up to 13 households, approximately 34 people, from North Broadway Site</li> <li>• Direct displacement of four storefronts on North Broadway</li> <li>• Significant indirect residential and business displacement not anticipated, as set forth in Chapter 6. New housing, including affordable housing, and new storefronts being developed</li> <li>• Approximately \$27 million per year increase in tax revenue; \$18.03mm in property taxes, \$4.66mm in sales/payroll; \$4.08mm in income taxes. Approximately \$7.4mm per year more to City. Approximately \$9.63mm per year more to Yonkers Public Schools.</li> <li>• Project may receive PILOT benefits from YIDA, though it is reasonable to assume YIDA would require payments at a level that would cover increased costs to taxing jurisdictions</li> <li>• 1,400 construction jobs per year for 10 years</li> <li>• 658 permanent jobs during operation (9 percent increase in number of area jobs)</li> <li>• New residents would stimulate economic activity downtown</li> <li>• New businesses would broaden range of goods/services</li> </ul>	<ul style="list-style-type: none"> <li>• Direct displacement of up to 13 households, approximately 34 people, from North Broadway Site</li> <li>• Direct displacement of four storefronts on North Broadway</li> <li>• Significant indirect residential and business displacement not anticipated, as set forth in Chapter 6. New housing, including affordable housing, and new storefronts being developed</li> <li>• Increase in tax revenue to all taxing jurisdictions is anticipated, though less than Proposed Project.</li> <li>• Project may receive PILOT benefits from YIDA, though it is reasonable to assume YIDA would require payments at a level that would cover increased costs to taxing jurisdictions</li> <li>• A significant number of construction jobs would be created, though less than the Proposed Project</li> <li>• New permanent jobs would be created, though less than Proposed Project</li> <li>• New residents would stimulate economic activity downtown, though less than Proposed Project</li> <li>• New businesses would broaden range of goods/services</li> </ul>



**Table 17-6 (cont'd)**  
**Alternatives Comparison**

<b>Category</b>	<b>Proposed Project</b>	<b>Existing Zoning Alternative</b>
<b>Community Facilities</b>	<ul style="list-style-type: none"> <li>• Approximately \$4.07mm increase in annual cost to City to provide services; offset by approximately \$7.4mm increase in tax revenue to City</li> <li>• Approximately 313 school-age children attending YPS (1.2 percent increase); approximately \$3.18mm per year increase in taxpayer cost to YPS; offset by approximately \$9.63mm increase in tax revenue to YPS</li> <li>• YPS currently is, and will continue to be, over capacity.</li> <li>• 2.56 acres of open/recreational space created, including 0.74 acres of publicly accessible open space. Open space ratio (per 1,000 people) would decline in downtown.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in annual cost to City to provide services expected to be offset by increase in tax revenue to City</li> <li>• Approximately 249 school-age children attending YPS (1.0 percent increase); approximately \$2.53mm per year increase in taxpayer cost to YPS; expected to be offset by increase in tax revenue to YPS</li> <li>• YPS currently is, and will continue to be, over capacity.</li> <li>• Less open/recreational space than Proposed Project. Open space ratio (per 1,000 people) would decline in downtown.</li> </ul>
<b>Infrastructure and Utilities</b>	<ul style="list-style-type: none"> <li>• Increase in water and sewer demand               <ul style="list-style-type: none"> <li>• Teutonia: 155,440 gpd</li> <li>• Chicken Island: 350,550 gpd</li> <li>• North Broadway: 114,680 gpd</li> </ul> </li> <li>• New water main required in Buena Vista Avenue</li> <li>• New water main required in Locust Hill Avenue from Ashburton Avenue to Palisade Avenue</li> <li>• Portions of combined sewer proximate to Project Sites may need to be replaced with new, larger pipes</li> <li>• Stormwater at Chicken Island separated from combined sewer</li> <li>• Inflow and Infiltration removed directly (i.e., relining) or indirectly with fee in lieu</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in water and sewer demand               <ul style="list-style-type: none"> <li>• Teutonia: 79,673 gpd</li> <li>• Chicken Island: 355,733 gpd</li> <li>• North Broadway: 61,295 gpd</li> </ul> </li> <li>• New water main likely required in Buena Vista Avenue</li> <li>• New water main likely required in Locust Hill Avenue from Ashburton Avenue to Palisade Avenue</li> <li>• Portions of combined sewer proximate to Project Sites may need to be replaced with new, larger pipes</li> <li>• Stormwater at Chicken Island separated from combined sewer</li> <li>• Inflow and Infiltration removed directly (i.e., relining) or indirectly with fee in lieu</li> </ul>
<b>Stormwater Management</b>	<ul style="list-style-type: none"> <li>• Increase in impervious coverage at all three Project Sites</li> <li>• Stormwater management provided on-Site (e.g., detention, green infrastructure)</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in impervious coverage at all three Project Sites</li> <li>• Stormwater management provided on-Site (e.g., detention, green infrastructure)</li> </ul>

**Table 17-6 (cont'd)  
Alternatives Comparison**

Category	Proposed Project	Existing Zoning Alternative
<b>Energy Usage</b>	<ul style="list-style-type: none"> <li>• Electricity and natural gas supplied by Con Edison</li> <li>• Gas moratorium requires backup heating fuel; heating oil</li> <li>• New and upgraded electric lines, both underground and overhead, will be required to serve the three Project Sites.</li> <li>• Gas upgrades for Project include 380 feet in Hudson Street; 550 feet on Warburton Avenue and Manor House Square; 70 feet on North Broadway. Other planned Con Edison improvements (on North Broadway and Main Street) would serve Project</li> <li>• Project to meet NYS Building and energy Code and Yonkers Green Development Standards</li> <li>• High-efficiency heating, cooling, hot water, lighting, and appliances would be utilized.</li> </ul>	<ul style="list-style-type: none"> <li>• Electricity and natural gas supplied by Con Edison</li> <li>• Gas moratorium requires backup heating fuel; heating oil</li> <li>• New and upgraded electric lines, both underground and overhead, will be required to serve the three Project Sites.</li> <li>• Gas upgrades unknown, but likely similar to Project. Other planned Con Edison improvements (on North Broadway and Main Street) would serve Project</li> <li>• Project to meet NYS Building and energy Code and Yonkers Green Development Standards</li> <li>• High-efficiency heating, cooling, hot water, lighting, and appliances would be utilized.</li> </ul>
<b>Traffic and Transportation</b>	<ul style="list-style-type: none"> <li>• Project would generate increase in Peak Hour trips                             <ul style="list-style-type: none"> <li>• 883 (Weekday AM)</li> <li>• 1,199 (Weekday PM)</li> <li>• 1,178 (Saturday)</li> </ul> </li> <li>• Project-related traffic impacts at 18 of 38 intersections analyzed</li> <li>• All project-impacts can be mitigated back to No Build conditions</li> <li>• All but two intersections operate at overall LOS D or better when mitigated. Riverdale/ Prospect and Nepperhan/Ashburton would continue to operate at overall LOS E.</li> <li>• Mitigation measures would be implemented prior to phase in which impact would occur; post-construction monitoring would be conducted to determine adequacy of mitigation measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Project would generate increase in Peak Hour trips                             <ul style="list-style-type: none"> <li>• 732 (Weekday AM)</li> <li>• 1,022 (Weekday PM)</li> <li>• 989 (Saturday)</li> </ul> </li> <li>• Project-related traffic impacts; post-mitigation LOS anticipated to be similar</li> <li>• All project-impacts can be mitigated back to No Build conditions</li> <li>• Mitigation measures would be implemented prior to phase in which impact would occur; post-construction monitoring would be conducted to determine adequacy of mitigation measures.</li> </ul>
<b>Air Quality</b>	<ul style="list-style-type: none"> <li>• No significant adverse impacts from HVAC systems; building exhaust stacks at Teutonia south tower and two Chicken Island buildings would have to be a minimum distance from other Project buildings of a certain height.</li> <li>• No significant adverse impacts from Project-generated traffic or parking garages.</li> </ul>	<ul style="list-style-type: none"> <li>• Impacts and mitigation anticipated to be similar to Proposed Project</li> </ul>

**Table 17-6 (cont'd)  
Alternatives Comparison**

Category	Proposed Project	Existing Zoning Alternative
<b>Noise</b>	<ul style="list-style-type: none"> <li>• No significant adverse impact from Project HVAC systems or traffic.</li> <li>• Project to comply with Chapter 66 of the City Code</li> <li>• New buildings designed to provide at least 28 dBA façade noise attenuation.</li> </ul>	<ul style="list-style-type: none"> <li>• Impacts and mitigation anticipated to be similar to Proposed Project</li> </ul>
<b>Construction</b>	<ul style="list-style-type: none"> <li>• Five phase build out over approximately 10 years with overlapping phases.</li> <li>• Maximum of approximately 2,190 workers per day between the three Sites at peak level               <ul style="list-style-type: none"> <li>• Most workers anticipated to take mass-transit</li> <li>• Combination of surface parking on Chicken Island Site, new parking garages on Project Sites, and off-site satellite parking to accommodate construction worker parking demand.</li> </ul> </li> <li>• Fugitive dust and emission reduction plans implemented</li> <li>• Construction Management Plan implemented for each Site, detailing construction mitigation measures</li> <li>• Blasting, if required, conducted in accordance with City Code</li> <li>• Pre-blast surveys and monitoring of adjacent buildings in case of pile driving, rock chipping, blasting</li> <li>• Adherence to NYSDEC Stormwater regulations and Sediment and Erosion Control Plan</li> <li>• Site-specific traffic and construction logistics impacts and mitigation as detailed in Chapter 15</li> </ul>	<ul style="list-style-type: none"> <li>• Multiyear, phased build out with overlapping phases. Potential for shorter duration of certain phases as a result of reduced program (i.e., Teutonia, North Broadway)</li> <li>• Potential for slightly fewer construction workers during peak times; however, this is highly dependent on phasing.</li> <li>• Physical construction impacts and mitigation would be similar to Proposed Project as the nature and extent of construction would be similar.</li> </ul>

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