

A. INTRODUCTION

This chapter lists proposed mitigation for each impact category in the DEIS and, where appropriate, identifies the agency or entity responsible for oversight and/or implementation of proposed mitigation measures.

**Table 18-1
Mitigation**

Chapter/Impact Category	Proposed Mitigation	Responsible Entity/Agency
2 / Land Use and Zoning	The Proposed Project would not result in significant adverse effects with respect to land use, zoning and/or public policy. Therefore, no mitigation measures are required.	
2 / Public Policy: New York State Coastal Management Program – Local Waterfront Revitalization Plan/Policy #7	The Teutonia Project incorporates bird-safe glass, limited indoor and outdoor lighting, and flashing white rooftop obstruction lighting to reduce the potential for bird collision.	City of Yonkers Planning Board
3 / Visual and Community Character: Community Character and Visual Resources	The Proposed Project would not result in a significant adverse visual impact; No mitigation measures are required.	
3 / Visual and Community Character: Shadows	Shadows generated by the Chicken Island Project could potentially result in an adverse impact, which cannot be mitigated by any reasonable measure, on the stained-glass windows of the Mt. Carmel Baptist Church, a State and National Register (S/NR)-eligible complex at 175 Nepperhan Avenue. This stained-glass window could be completely obscured by incremental shadow in the late afternoons of the spring summer and fall for up to an hour and 15 minutes, and partially obscured for over two hours in some months. However, this resource would also receive shadows if the Chicken Island Site were developed under the existing zoning.	If necessary, Coordination with the NYS OPRHP
3 / Visual and Community Character: Wind	Landscaping, wind screens, and canopies would be used to mitigate wind speeds within the vicinity of the Chicken Island Project and North Broadway Project. Recessing the Teutonia Project's north residential entrance and the affected entrances for the Chicken Island Project and North Broadway Project by at least five feet would result in wind speeds comfortable for the intended use. Mitigation options to achieve lower wind speeds at localized areas on the Teutonia Project terraces include the addition of trellises, wind screens, or landscaping.	City of Yonkers Planning Board (Site Plan Review)
4 / Cultural Resources: Archaeological Resources	The Proposed Project would not result in significant adverse impacts to archeological resources; therefore, no mitigation measures are required.	

**Table 18-1 (cont'd)
Mitigation**

Chapter/Impact Category	Proposed Mitigation	Responsible Entity/Agency
<p>4 / Cultural Resources: Historic Resources</p>	<p>Teutonia Site: There are currently no historic resources on the vacant Teutonia Site. However, the Teutonia Site was previously developed with several buildings including the former S/NR-eligible Teutonia Hall that was demolished in 2014–2015 by the previous owner. In its 2011 review of a prior redevelopment proposal for the Teutonia Site that was subsequently approved by the City Planning Board, New York State Office of Parks, Recreation and Historic Preservation (OPRHP) identified the demolition of Teutonia Hall as an “adverse impact/effect” of that project. The City Planning Board’s 2012 SEQRA Findings Statement for the project required the applicant of that project to dismantle, store, and incorporate the Teutonia Hall façade into a two-story parking garage to be built as part of that project. The Buena Vista Avenue façade of the former Teutonia Hall was dismantled, palletized, inventoried, and moved off site to a storage facility. Although Teutonia Hall was demolished by an unrelated prior owner of the Teutonia Hall Site, the Applicant would consult with OPRHP and the City regarding the inclusion of certain of the façade elements of Teutonia Hall into the Teutonia Project as partial mitigation for the prior demolition. Chicken Island Site: Mt. Carmel Baptist Church at 175 Nepperhan Avenue is in proximity to the Chicken Island Site. A Construction Protection Plan (CPP) would be developed and implemented by the Applicant to avoid inadvertent construction-related impacts.</p> <p>North Broadway Site: Six lots of the North Broadway Project are within the Yonkers Downtown Historic District. Two of the lots—50 North Broadway (Tax Lot 67) and 28 North Broadway (Tax Lot 56)—are identified by OPRHP as contributing to the significance of the historic district but are proposed to be demolished. Demolition of these S/NR-eligible contributing properties would constitute an adverse impact on historic resources under Section 14.09 of the New York State Historic Preservation Act (SHPA). Therefore, the Applicant would prepare an “Alternatives Analysis” to evaluate whether given the objectives of the Proposed Project, there are any feasible and prudent alternatives to demolishing the buildings, and would develop mitigation measures in consultation with OPRHP, which would be set forth in a Letter of Resolution to be executed between the Applicant, OPRHP, and the New York State Department of Environmental Conservation pursuant to Section 14.09 of the SHPA. Anticipated mitigation measures include Historic American Buildings Survey (HABS) documentation of the two properties.</p>	<p>NYS OPRHP City of Yonkers Landmarks Preservation Board City of Yonkers Planning Board</p>
<p>5 / Geology, Soils, and Topography</p>	<p>A Soil Erosion and Sediment Control Plan (SESC) Plan would be implemented to mitigate potential soil erosion impacts during construction (Chapter 15, “Construction,” summarizes the measures that would be implemented). Additional mitigation measures would be implemented in connection with disturbances to soils in areas that are subject to State Brownfield Cleanup Program requirements (see Chapter 14, “Hazardous Materials”). With the implementation of these measures, no significant adverse impacts to geology, soils, or topography are anticipated as a result of the Proposed Project.</p>	<p>NYSDEC City of Yonkers Planning Board City of Yonkers Department of Engineering</p>
<p>6 / Socioeconomic, Fiscal Impacts, and Environmental Justice</p>	<p>The Proposed Project’s residential socioeconomic and market influence mirrors ongoing trends toward higher rents and incomes, possibly contributing to displacement pressures. The project would provide the City’s required affordable housing and/or contribution toward provision of affordable housing. As there would not be disproportionate significant adverse effects on minority or low-income populations, no environmental justice concerns associated with the Proposed Project, and no mitigation measures are required.</p>	<p>Municipal Housing Authority for the City of Yonkers</p>

Table 18-1 (cont'd)
Mitigation

Chapter/Impact Category	Proposed Mitigation	Responsible Entity/Agency
7 / Community Facilities: Financial Costs of City Services	Proposed Project would not result in a significant adverse impact; No mitigation measures are required.	
7 / Community Facilities: Police Protection	Proposed Project would not result in a significant adverse visual; No mitigation measures are required.	
7 / Community Facilities: Fire Protection	Proposed Project would not result in a significant adverse impact; No mitigation measures are required.	
7 / Community Facilities: Emergency Medical Services	Proposed Project would not result in a significant adverse impact; No mitigation measures are required.	
7 / Community Facilities: Public Schools	Proposed Project would not result in a significant adverse impact; No mitigation measures are required.	
7 / Community Facilities: Parks, Recreation, and Open Space	Proposed Project would not result in a significant adverse impact; No mitigation measures are required.	
7 / Community Facilities: Solid Waste and Recycling	Proposed Project would not result in a significant adverse impact; No mitigation measures are required.	
8 / Infrastructure and Utilities: Water Supply	Teutonia Site: Extend the existing 12-inch water main starting at the intersection of Prospect Street and Hawthorne Avenue to the Teutonia Site. Chicken Island Site: Upgrade the water main in James Street, currently a 6-inch ductile iron pipe (DIP), to an 8-inch DIP to complete the overall water service loop that is proposed to be constructed as part of the Chicken Island Project. This upgrade would include the construction of a new 12-inch water main. North Broadway Site: Install approximately 2,000 linear feet of new water main in Locust Hill Avenue from Ashburton Avenue to Palisade Avenue.	City of Yonkers Department of Engineering, Water, Public Works City of Yonkers Planning Board

**Table 18-1 (cont'd)
Mitigation**

Chapter/Impact Category	Proposed Mitigation	Responsible Entity/Agency
8 / Infrastructure and Utilities: Sanitary Sewer	Mitigation measures to address capacity constraints and pipe conditions are anticipated to include replacement and/or upsizing of portions of the combined sewer within Buena Vista Avenue, Locust Hill Avenue, Baldwin Place, James Street, John Street, and New School Street. In order to confirm this and appropriately size any new, larger, pipes that may be required, a video inspection and flow monitoring program of the surrounding collection sewers was developed with the City's Engineering Department and is currently underway. This program will also assist the City in identifying the location and extent of existing sewer pipes that could be relined as part of the Applicant's overall mitigation program To mitigate the increased sanitary sewer flow from the Proposed Project, the Applicant will 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.	City of Yonkers Planning Board, Department of Engineering
9 / Stormwater Management	Permanent measures to mitigate impacts to downstream flooding conditions include a detention system at the Teutonia Site, manufactured treatment devices and detention systems at the Chicken Island Site, and a manufactured treatment device and detention system at the North Broadway Site.	City of Yonkers Planning Board, Department of Engineering
10 / Energy Usage	The Proposed Project incorporates energy reducing design features that would reduce long-term operational energy use. The Proposed Project would not result in significant adverse impacts. Therefore, no mitigation measures are required.	
11 / Traffic and Transportation	Mitigation measures to address potential traffic impacts are summarized in Table 11-16 in Chapter 11. As to parking, the Proposed Project would not result in a significant adverse impact (the Proposed Project provides sufficient parking to replace lost on- and off-street parking at the Chicken Island and North Broadway Sites) and thus no additional mitigation measures are required.	City of Yonkers Planning Board, Department of Engineering New York State Department of Transportation – Region 8
12 / Air Quality	The Proposed Project would not result in potential significant adverse air quality impacts from stationary sources. Traffic generated by the Proposed Project does not exceed NYSDOT's screening criteria, indicating no significant adverse air quality impact from project-generated traffic. Therefore, no mitigation measures are required. Nevertheless, Project design incorporates restrictions on exhaust stack placement to locate them away from potential receptors.	
13 / Noise	The Proposed Project would not result in a significant adverse impact from noise. Therefore, no mitigation measures are required.	

**Table 18-1 (cont'd)
Mitigation**

Chapter/Impact Category	Proposed Mitigation	Responsible Entity/Agency
14 / Hazardous Materials	Although the potential for subsurface contamination has been identified in some areas of the Teutonia and Chicken Island Sites, the Proposed Project is not anticipated to result in significant adverse hazardous materials impacts.	NYS DEC City of Yonkers Planning Board
15 / Construction	The applicant would prepare a detailed Construction Management Plan (CMP), which would establish construction management protocols and measures to mitigate potential adverse impacts. A Soil Erosion and Sediment Control Plan (SESC) would be implemented to avoid and mitigate potential impacts associated with the off-site migration of sediment during construction. Excavation side walls would be adequately braced to mitigate potential steep slope issues during construction and steep slopes remaining following construction would be secured with structural methods or would be properly stabilized. Measures would be taken during construction to avoid, minimize, and mitigate potential adverse impacts from subsurface environmental conditions on the Teutonia and Chicken Island Sites (see Chapter 14, "Hazardous Materials") and mitigation measures on the Teutonia Site include a vapor barrier and passive sub-slab depressurization system.	City of Yonkers Planning Board, Department of Engineering
16 / Sustainability	The Proposed Project includes sustainability measures that exceed the requirements of the Yonkers Green Development Standards.	

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