

Chapter 21: Unavoidable Significant Adverse Unmitigated Impacts

As described in this DEIS, the Proposed Action would result in a few adverse impacts that cannot be mitigated.

A. ADVERSE IMPACTS THAT CANNOT BE MITIGATED

A.1. VISUAL AND COMMUNITY CHARACTER

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.

A.2. TRAFFIC AND TRANSPORTATION

Implementation of the Proposed Project would result in a significant adverse unmitigated traffic impact at one Traffic Study Area intersection: Locust Hill Avenue and Ashburton Avenue. During the Weekday PM peak hour, the northbound approach at this intersection would not warrant a signal. While currently not proposed as a mitigation, the northbound left-turn could be prohibited and vehicles would be rerouted to Palisade Avenue via Lafayette, which would allow left-turning vehicles to turn onto Ashburton at a signalized intersection. It is also noted that this impact would occur if the Project Sites were developed under the existing zoning.

B. ADVERSE IMPACTS THAT CAN ONLY BE PARTIALLY MITIGATED

B.1. HISTORIC RESOURCES

B.1.a. TEUTONIA SITE

There are currently no historic resources on the vacant Teutonia Site. However, as described in Chapter 4, “Cultural Resources,” of this DEIS, 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.

B.1.b. 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.

C. POTENTIAL DIRECT IMPACTS FROM CONSTRUCTION

Development of the Proposed Project could have potential adverse physical impacts on historic resources located adjacent or near the proposed construction activities, and which could potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, subsidence, collapse, or damage from construction machinery. Historic resources that could experience adverse construction-related impacts include the S/NR-listed Trolley Car Barn at 92 Main Street located adjacent to the Teutonia Site; contributing properties of the S/NR-eligible Yonkers Downtown Historic District that are adjacent and in proximity to the North Broadway Site; properties located along the north side of Baldwin Place in the S/NR-listed Bell Place-Locust Hill Avenue Historic District that are in proximity to the North Broadway Site; and also potentially the S/NR-eligible Mt. Carmel Baptist Church at 175 Nepperhan Avenue located in proximity to the Chicken Island Site.

As mitigation, the Applicant would develop and implement Construction Protection Plans (“CPPs”) to minimize inadvertent construction-related impacts on these historic resources. The CPP for each Project Site would be implemented in consultation with a licensed professional engineer before building excavation or construction on that Project Site commences. The CPP would describe the measures to be implemented to protect the identified historic resources from inadvertent construction damage, during demolition and construction at the Teutonia Site, North Broadway Site and Chicken Island Site. Measures would include monitoring the buildings for cracks, vibration, and movement and installation of physical protection as appropriate. The CPP

would follow the guidance contained in the “Secretary of the Interior’s Standards for Blasting” by Michael Lynch and the National Park Service’s “Protecting a Historic Structure during Adjacent Construction,” by Chad Randl. *