

AMS Yonkers Downtown Redevelopment: Summary of Building Project/Program

AMS Acquisitions LLC, and its affiliates (“AMS” or the “Applicant”) is proposing a phased redevelopment of three sites (the “Project Sites”) in the City of Yonkers, Westchester County, known as:

- The Teutonia Site
- The Chicken Island Site
- The North Broadway Site

Figures 1-3 depict the locations of the sites. In several phases over approximately ten years, the Applicant proposes to develop the Project Sites with approximately 3,556 residential rental units, approximately 97,000 square feet (sf) of retail use, approximately 38,000 sf of commercial office, and approximately 2,906 parking spaces (the “Proposed Project”). To facilitate the Proposed Project, the Applicant has petitioned the City Council for several amendments to the Zoning Ordinance and Zoning Map (the “Proposed Zoning”).

Both individually and collectively, the three Project Sites are greater than one acre (as noted below). Disturbance is anticipated to occur across each of the sites for the new construction, and therefore, coverage is required under the New York State Department of Environmental Conservation (DEC) State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (i.e. the “Stormwater General Permit”). The Proposed Project may require a permit from the U.S. Army Corps of Engineers for the Chicken Island Site relative to its proximity to the Saw Mill River.

This project description is provided for purposes of summarizing the proposed building program for the Project Sites at full build-out of the Proposed Project.

A. TEUTONIA PROJECT SUMMARY

TEUTONIA SITE

Tax ID: Section 1, Block 512, Lot 11; City of Yonkers

The Teutonia Site is a vacant parcel consisting of 1.14 acres that is located on the west side of Buena Vista Avenue, just south of the State/National Register (S/NR)-listed former Trolley Car Barn at 92 Main Street. The Teutonia Site was previously developed with a number of buildings including the former Teutonia Hall at 49-51 Buena Vista Avenue, which was constructed in 1892 as a German-American music and literary venue. This building is identified in CRIS as S/NR-eligible (USN 11940.000565). All buildings on the site, including Teutonia Hall, were demolished in 2014-2015 by a previous owner, as described below.

In 2011, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) reviewed a previously proposed project at this site pursuant to SEQRA (10PR07943). That project

was proposed by an unrelated applicant (Teutonia Buena Vista, LLC) and did not go forward. The project proposed consisted of the construction of a 25-story apartment building that would have connected to the former Trolley Car Barn to the north, and would have had an accessory two-story garage. OPRHP identified the demolition of Teutonia Hall as an “adverse impact/effect” of that project in their letter of October 11, 2011. The City of Yonkers Planning Board’s 2012 SEQRA Findings Statement for the project required the applicant to dismantle, store, and incorporate the Teutonia Hall façade into the two-story parking garage to be built as part of the project.

Teutonia Hall was subsequently demolished to facilitate the remedial work under the NYS Brownfield Cleanup Program (BCP), and the Buena Vista Avenue façade was dismantled and stored at the south end of the site. The façade components remain on the site and their condition has not been assessed. As noted above, all the buildings on the site, including Teutonia Hall, were demolished in 2014-2015 by the previous owner. The BCP remediation was completed, and a Certificate of Completion was issued by NYSDEC in September 2017.

Also, as part of the SEQRA review of that prior project, two properties comprising the site, 61 Buena Vista Avenue (previously known as tax Lot 21) and 65 Buena Vista Avenue (previously known as tax Lot 23), were identified as archaeologically sensitive by OPRHP, requiring Phase 1B testing. The 2012 SEQRA Findings Statement indicated that sponsor of that project would conduct Phase 1 B testing at Lots 21 and 23. It is our understanding, however, that the subsequent excavation and removal of the underlying contaminated soil to implement the BCP remediation in accordance with NYSDEC requirements precluded the Phase 1B testing. By the time the remediation was completed, the soils had been significantly disturbed and the majority of the site regraded to a much lower elevation below the sidewalk, which is the current condition of the site.

TEUTONIA PROJECT

The Applicant acquired the Teutonia site in 2018, subsequent to the building demolition and the BCP cleanup. The Applicant proposes to develop a transit-oriented, mixed-use development proximate to the Yonkers Metro North Train Station. The development would include approximately 906 multi-family residential units, approximately 10,000 sf of retail space, and approximately 956 parking spaces (the "Teutonia Project"). The Teutonia Project would include two residential towers on top of a mixed-use podium (see **Figures 4 and 5**). The 6-story podium would be built out nearly to the lot lines in each direction. Within the podium, there would be six floors of above grade parking (including the back-half (or west half) of the 1st floor and three stories of underground parking.

B. CHICKEN ISLAND PROJECT SUMMARY

CHICKEN ISLAND SITE

Tax ID: Section 1: Block 485, Lot 1; Block 475, Lot 51

The Chicken Island site consists of two parcels totaling 5.25 acres to the east of City Hall. The larger parcel is the former municipal parking lot between John and Henry Herz Streets to the west and New School Street to the east, and Palisade and Nepperhan Avenues to the north and south. To the east of New School Street is the second, smaller parcel. This parcel is undeveloped land, and was formerly the site of the Yonkers Fire Headquarters (USN 11940.000284 and USN 11940.001276), which was demolished sometime after August 2018. Therefore, the entirety of the Chicken Island site is currently devoid of any buildings.

A much larger site, including the two parcels that compose the current Chicken Island site, was evaluated in a February 2008 *Phase 1A Literature Review and Archaeological Sensitivity Assessment* prepared by Hartgen Archeological Associates for a previous and unrelated redevelopment project that did not go forward (CRIS Survey 08SR58158). That Phase 1A report identified all parcels of that larger project site as having low, moderate, or high sensitivity and recommended that a Phase 1B be undertaken in coordination with the Brownfield Cleanup Program.

Figure 6 depicts the 2008 Phase 1A study area boundary (blue boundary) and the current Chicken Island site (black boundary) superimposed on the 2008 Phase 1A study area boundary, and indicates which areas possess archaeological sensitivity based on the conclusions of the 2008 Phase 1A (parcels circled in red). As shown in **Figure 6**, areas within the current Chicken Island site contain low, low-high, and high archaeological sensitivity.

CHICKEN ISLAND PROJECT SUMMARY

The Applicant proposes to develop a six-building mixed use residential and retail development on the Chicken Island site (see **Figures 7 and 8**). The Chicken Island project would include approximately 2,000 multi-family residential units, approximately 70,000 sf of street-level retail, approximately 17,000 sf of commercial space, and approximately 2,200 parking spaces.

C. NORTH BROADWAY PROJECT SUMMARY

NORTH BROADWAY PROJECT SITE

Tax ID: Section 2, Block 2018, Lots 8, 12, 16.18, 20, 25, 48 (only a portion, thereof, not including the North Broadway frontage), 51, 56, 57, 68, 71, 75; City of Yonkers

The North Broadway site consists of 1.78 acres within 12 tax lots (see **Figure 9**). The site is located on the east side of North Broadway, between Baldwin Place, Overlook Terrace, and Locust Avenue. The site fronts on North Broadway at three locations and also fronts on Baldwin Place and Overlook Terrace.

Of these 12 tax lots, five lots appear to be located in the S/NR-eligible Yonkers Downtown Historic District. These five lots and their identification as contributing or non-contributing per the 2013 OPRHP Resource Evaluation for the Yonkers Downtown Historic District are listed below:

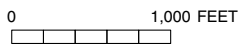
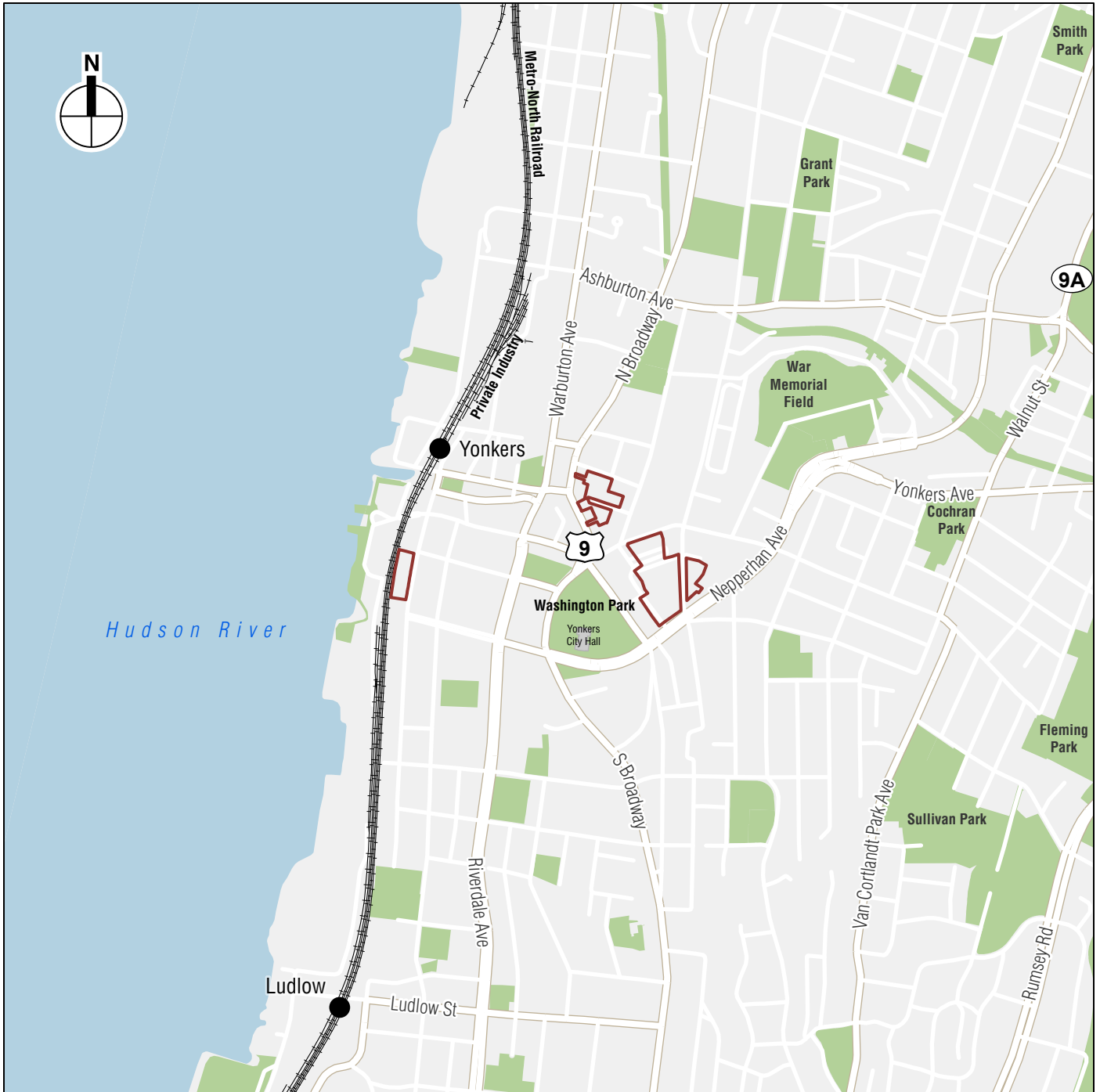
- 14 North Broadway (Lot 48): USN 11940.001294. Contributing c. 1904 Classical Revival Commercial Building.
NOTE: The only portion of this property located within the North Broadway site boundaries is an unimproved portion of the backyard.
- 18 North Broadway (Lot 51): USN 11940.001295. Non-contributing commercial building
- 28 North Broadway (Lot 56): USN 11940.001297. Contributing c. 1891 commercial building
NOTE: This building has been substantially altered since the Yonkers Downtown Historic District was determined S/NR-eligible and may no longer possess sufficient integrity to qualify as a contributing resource to the historic district. Circa 2016-2017, the parapet was rebuilt, removing the original decorative brickwork and plaque with building number. In

addition, the storefront has been altered to convert it from one storefront to two, including the reconfiguration of the south portion of the storefront and addition of a new retail entrance.

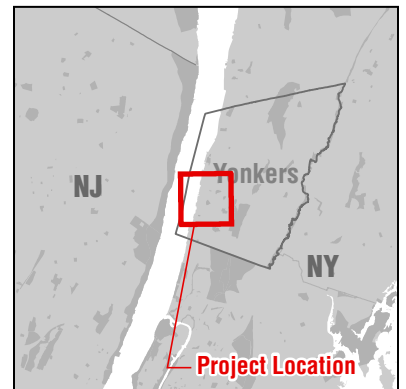
- 30-32 North Broadway (Lot 57): USN 11940.001298. Non-contributing commercial building
- 52 North Broadway (Lot 68): USN 11940.000296. Contributing c. 1860 commercial building

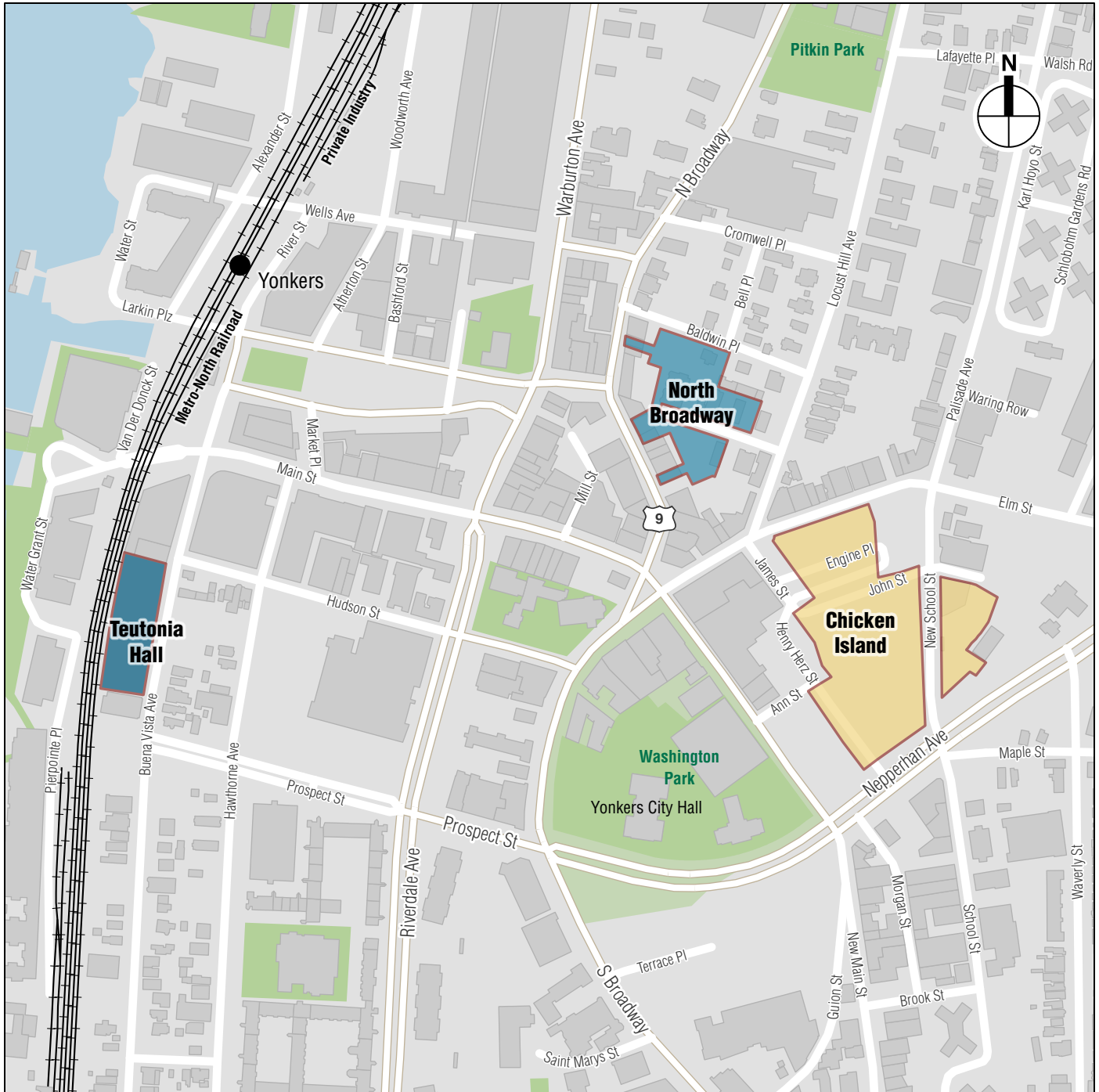
NORTH BROADWAY PROJECT SUMMARY

The Applicant proposes to develop a mixed-use residential, commercial office, and retail development with approximately 650 residential units, approximately 17,000 sf of retail space, approximately 21,000 sf of office space and approximately 750 parking spaces (the “North Broadway Project”). The North Broadway Project would include two, 23-story towers, a parking structure, and commercial and retail buildings stepping down the existing topography from Overlook Terrace and providing a pedestrian connection to North Broadway (see **Figures 10 - 12**). The existing multifamily building located on Lot 16.18, known as 23 Overlook Terrace, would be retained with the North Broadway Project, while the remaining structures on the North Broadway site would be removed.



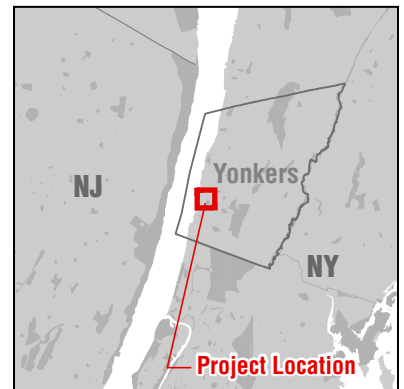
 Project Sites





Project Sites

-  Chicken Island
-  North Broadway
-  Teutonia Hall

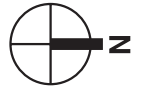
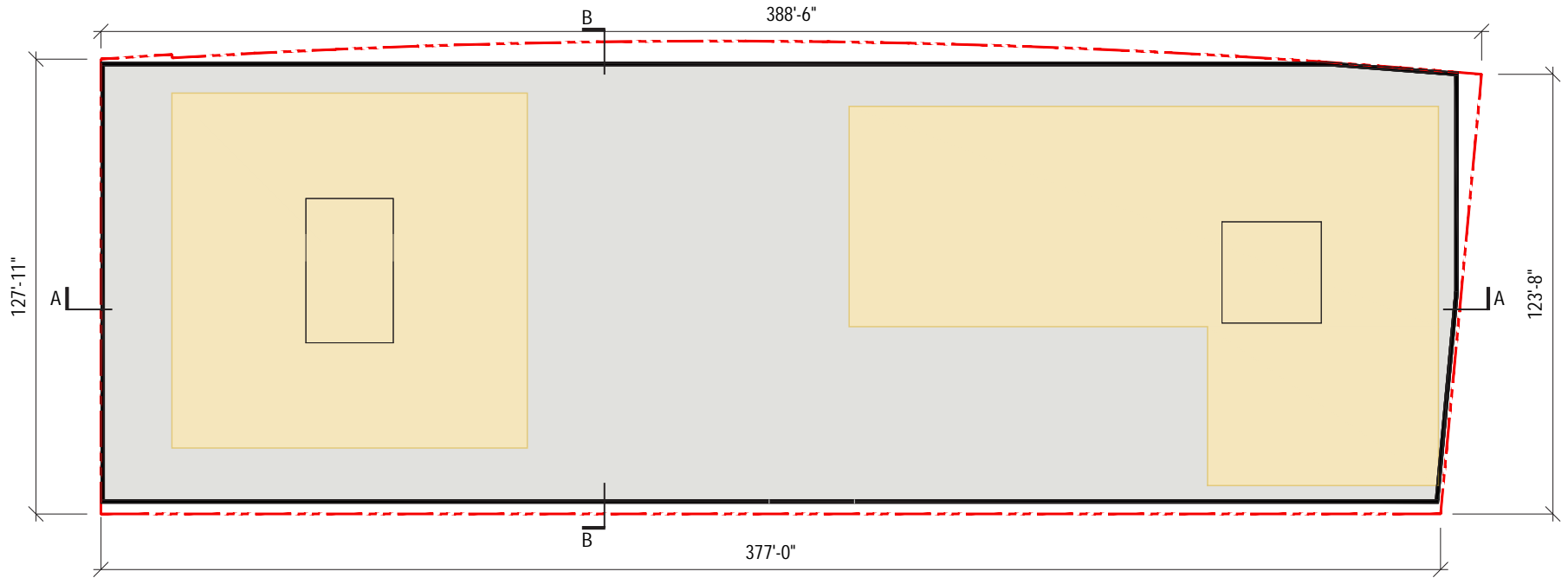







Project Sites

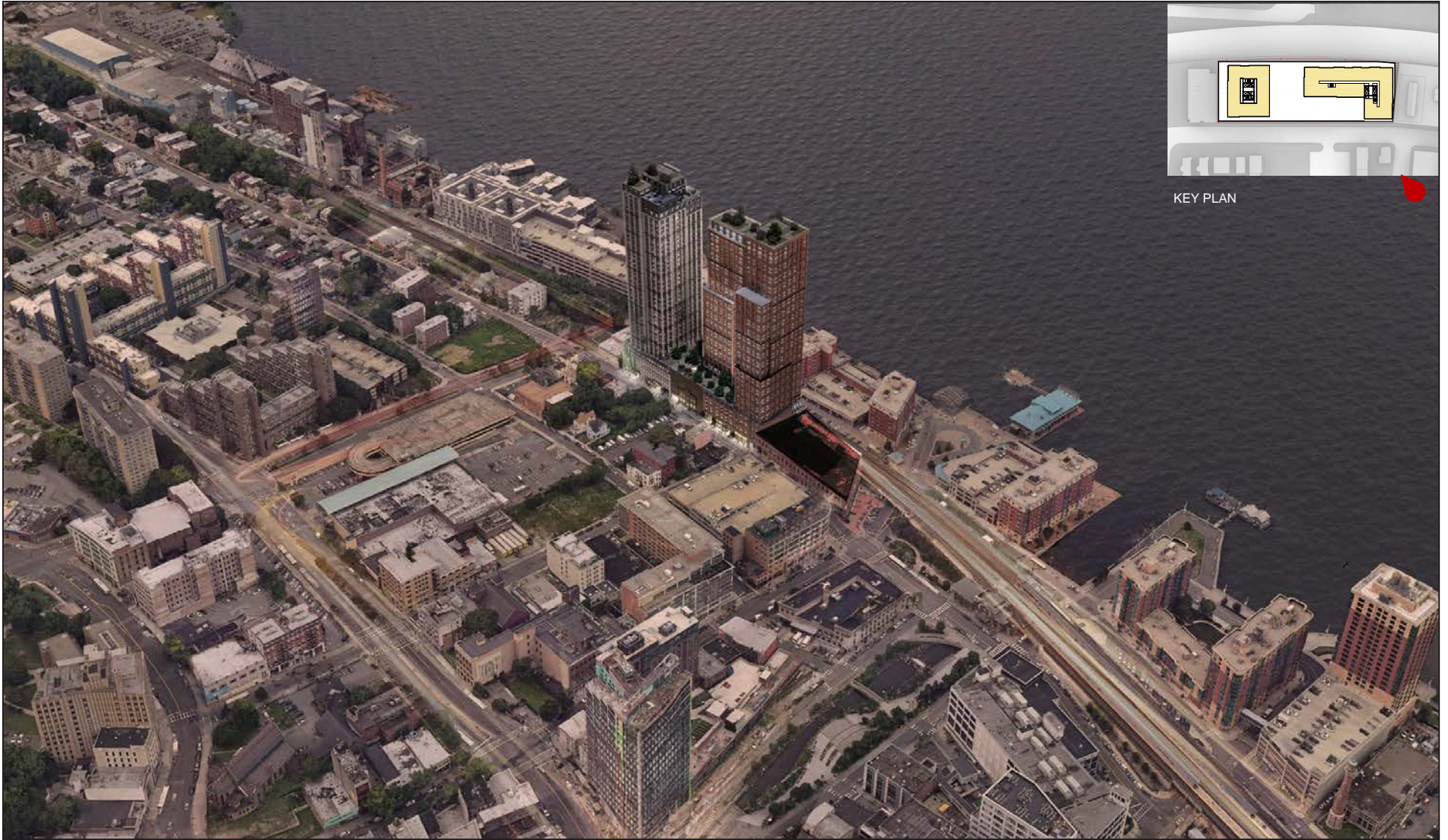
- Chicken Island
- North Broadway
- Teutonia Hall

0 500 FEET



-  Teutonia Project Site
-  Podium
-  Residential Tower



Teutonia Project Illustrative Site Plan



Source: S9 Architecture



Version with 2020 Overlay ↑

-  2008 Phase 1A Study Area Boundary
-  Current Chicken Island Project Site

Source: Hartgen 2008 Phase 1A

Table 6: Archeological Sensitivity and Potential According to Block

Block	Archeological Sensitivity				Archeological Potential			
	Precontact	1600-1799	1800-1850	1850-1899	Precontact	1600-1799	1800-1850	1850-1899
A	Low	Low-Mod	Low-Mod	Low-Mod	Low	Low-Mod	Low-Mod	Low-Mod
B	High	Low	Low	High	Low	Low	Low	High
C	High	High	High	High	Low	Low	Low	High
D	Moderate	Low	Low	High	Low-Mod	Low	Low	High
E	Moderate	Low	Low	High	Low	Low	Low	Low-Mod
F	Moderate	High	High	High	Low	Low	Low	Low
G	Moderate	High	High	High	Low	Low-High	Low-High	Low-High
H	Moderate	Low	High	High	Low	Low	High	High
I	Moderate	Low	High	High	Low	Low	Low	Low-High
J	Moderate	Moderate	Moderate	High	Low	Low	Low	High
K	Low	Low	Low	High	Low	Low	Low	High
L	Low	Low	Low	High	Low	Low	Low	Low-High
M	Moderate	Moderate	Moderate	High	Low	Low	Low	High
N	Moderate	Moderate	Moderate	High	Low	Low	Low	High



Source: S9 Architecture

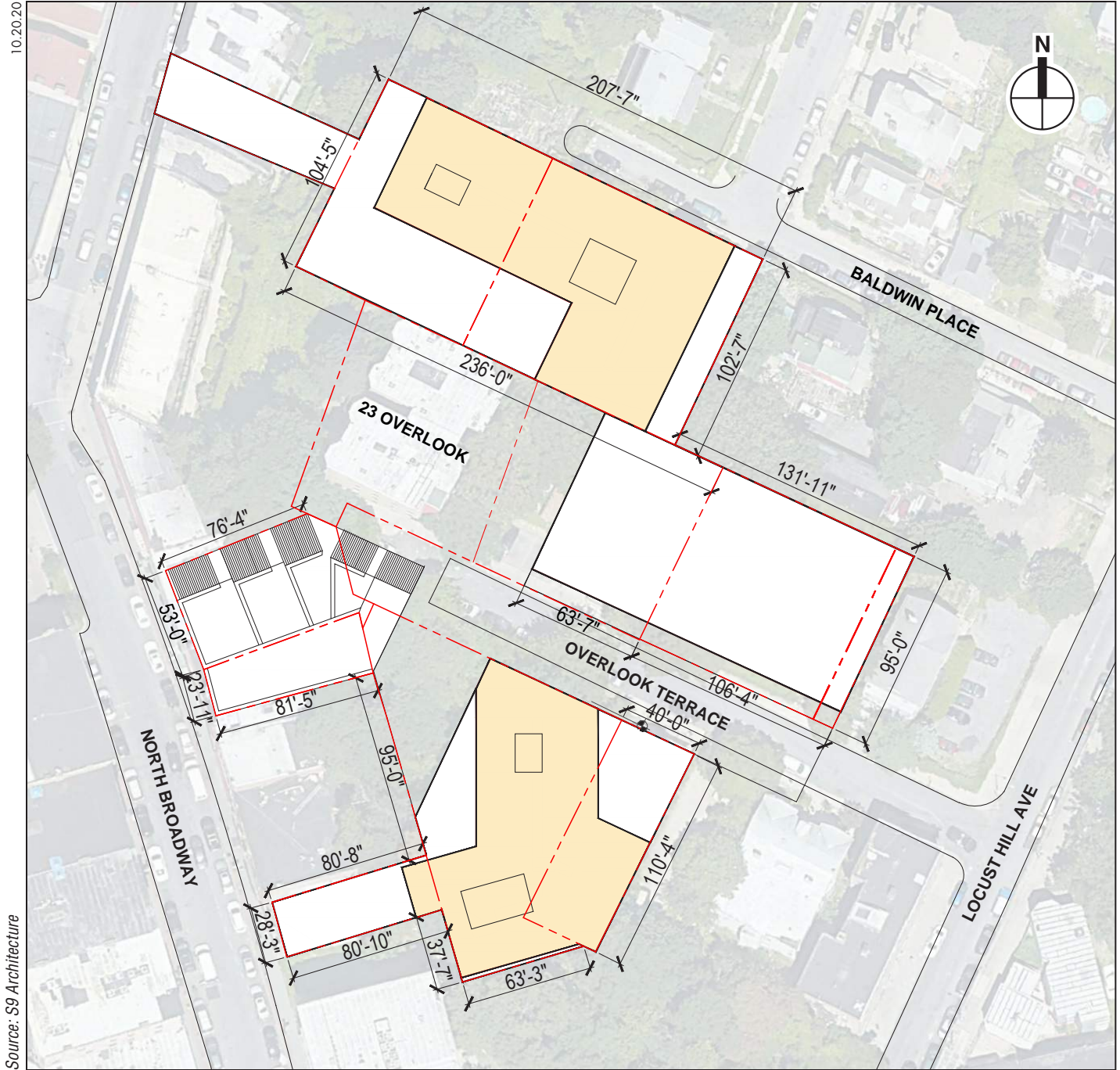
- Chicken Island Project Site Parcels
- Podium
- Residential Tower






Source: S9 Architecture



North Broadway Project Site Tax Parcels
Figure 9



Source: S9 Architecture

-  North Broadway Project Site Parcels
-  Podium
-  Residential Tower

North Broadway Project Illustrative Site Plan



Source: S9 Architecture



Source: S9 Architecture