



0 2,000 FEET

### Project Sites

Chicken Island

North Broadway

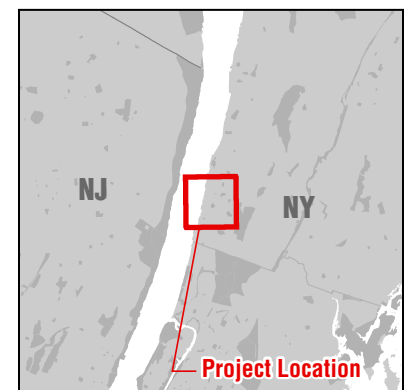
Teutonia

General Boundary of Downtown Yonkers (Source: Downtown Rezoning Master Plan (2010))

Half-mile from Yonkers Metro-North Railroad Station

Quarter-mile from Yonkers Metro-North Railroad Station

**AMS YONKERS DOWNTOWN DEVELOPMENT**



Project Sites Location

**Figure 1-1**



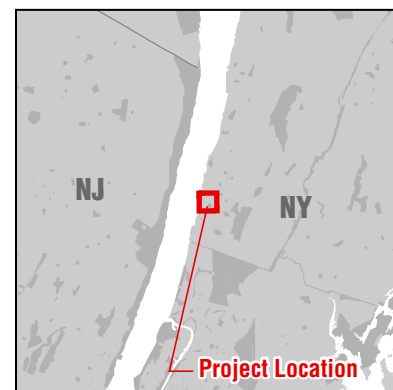
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### Project Sites

- Chicken Island
- North Broadway
- Teutonia

- General Boundary of Downtown Yonkers (Source: Downtown Rezoning Master Plan (2010))
- Half-mile from Yonkers Metro-North Railroad Station
- Quarter-mile from Yonkers Metro-North Railroad Station

**AMS YONKERS DOWNTOWN DEVELOPMENT**



**Project Sites**  
**Figure 1-2**

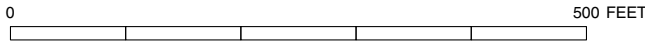




**Project Sites**

-  Chicken Island
-  North Broadway
-  Teutonia



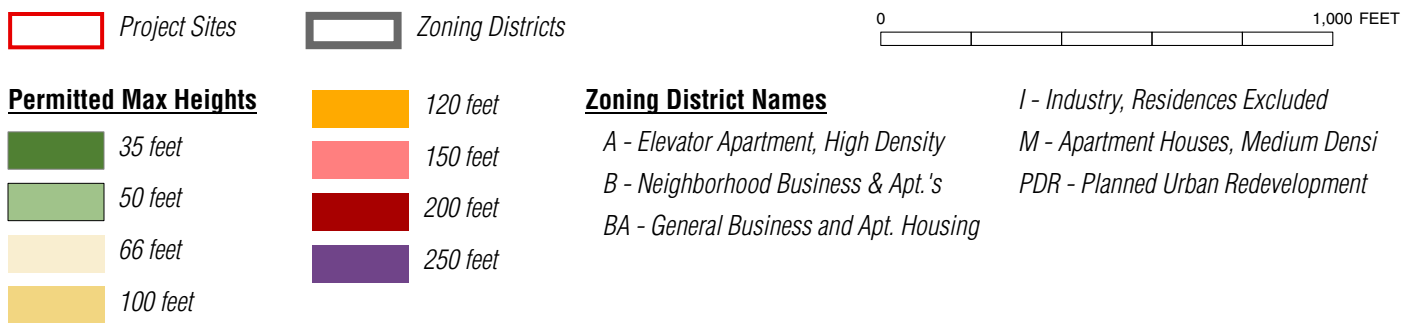
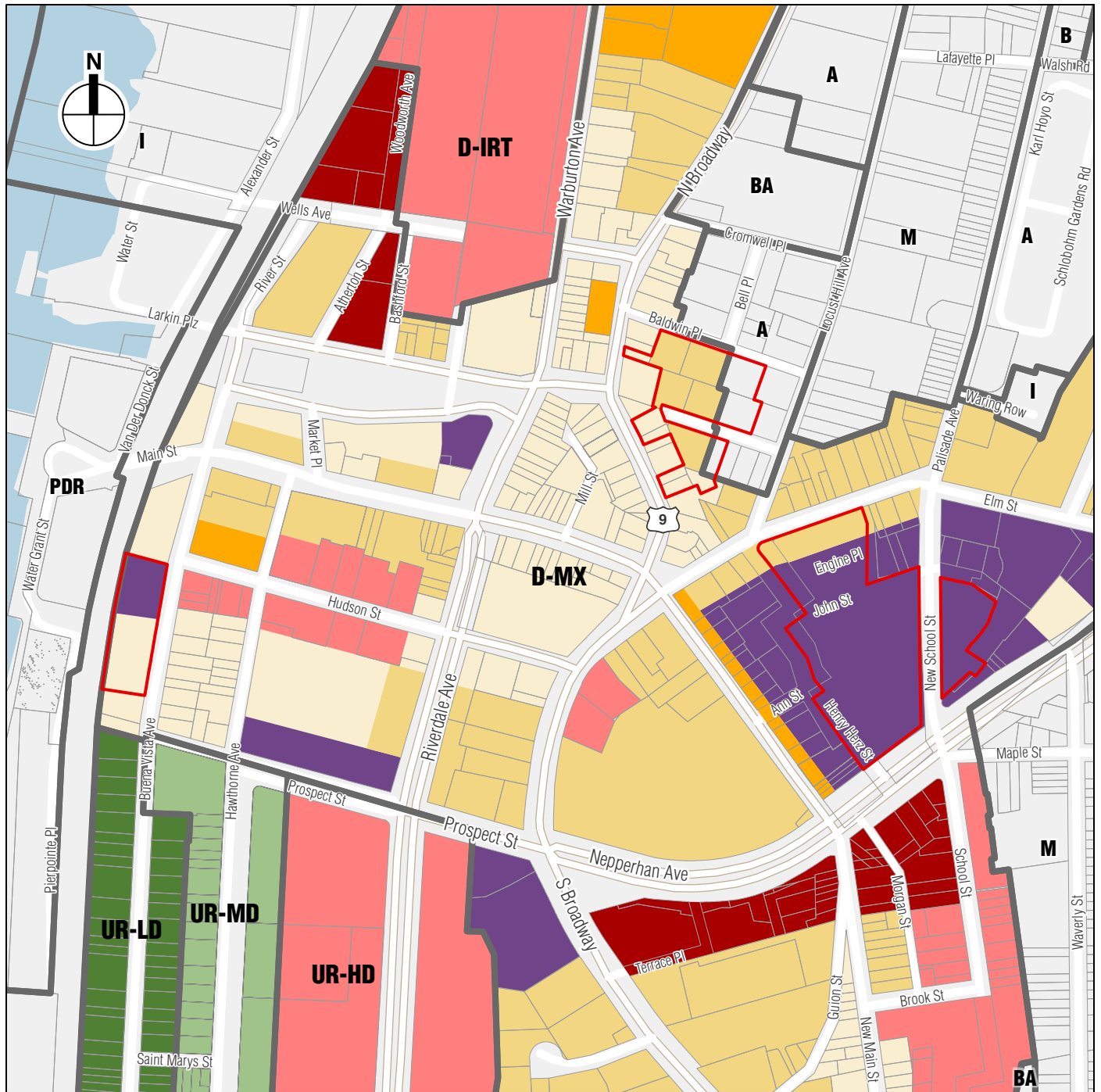


**Project Sites**

-  Chicken Island
-  North Broadway
-  Teutonia

 Tax Lots







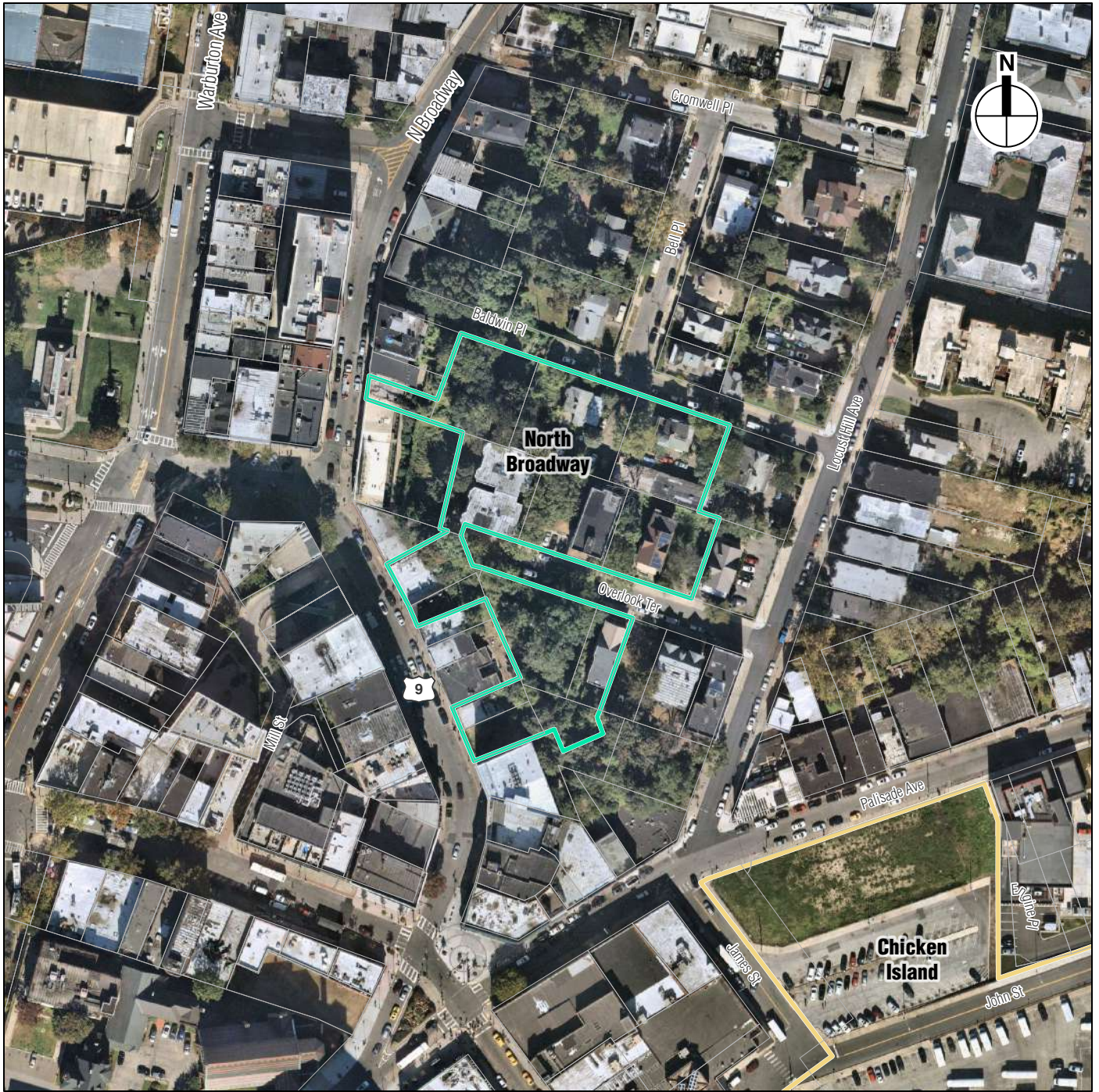


### Project Sites

- Chicken Island
- North Broadway
- Teutonia

Tax Lots



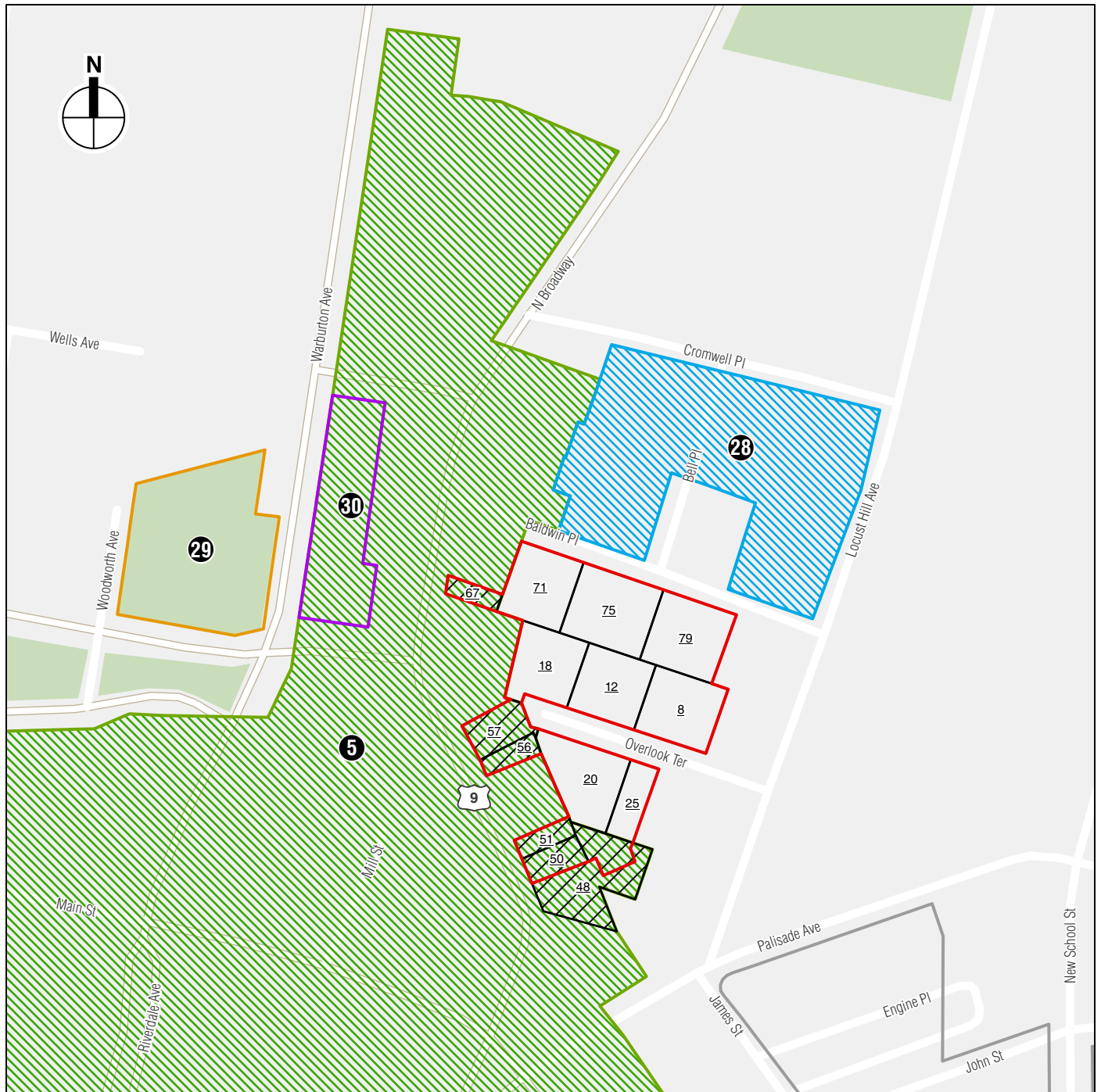


**Project Sites**

-  Chicken Island
-  North Broadway

 Tax Lots





### Project Sites

**10** North Broadway and Lot Numbers

**5** Chicken Island

### Known Historic Resource (see Table 4-1)

**5** Yonkers Downtown Historic District

**28** Pell Place-Locust Hill Ave Historic District

**29** Philipse Manor & Caretaker's Cottage, 29 Warburton Avenue

**30** Philipse Manor Historic District

### Project Parcels within the Yonkers Downtown Historic District

**48** Lot 48: 14 North Broadway (rear yard only)

**50** Lot 50: 16 North Broadway

**51** Lot 51: 18 North Broadway

**56** Lot 56: 28 North Broadway

**57** Lot 57: 30-32 North Broadway

**67** Lot 67: 50 North Broadway

North Broadway Project Site and Known Historic Resources



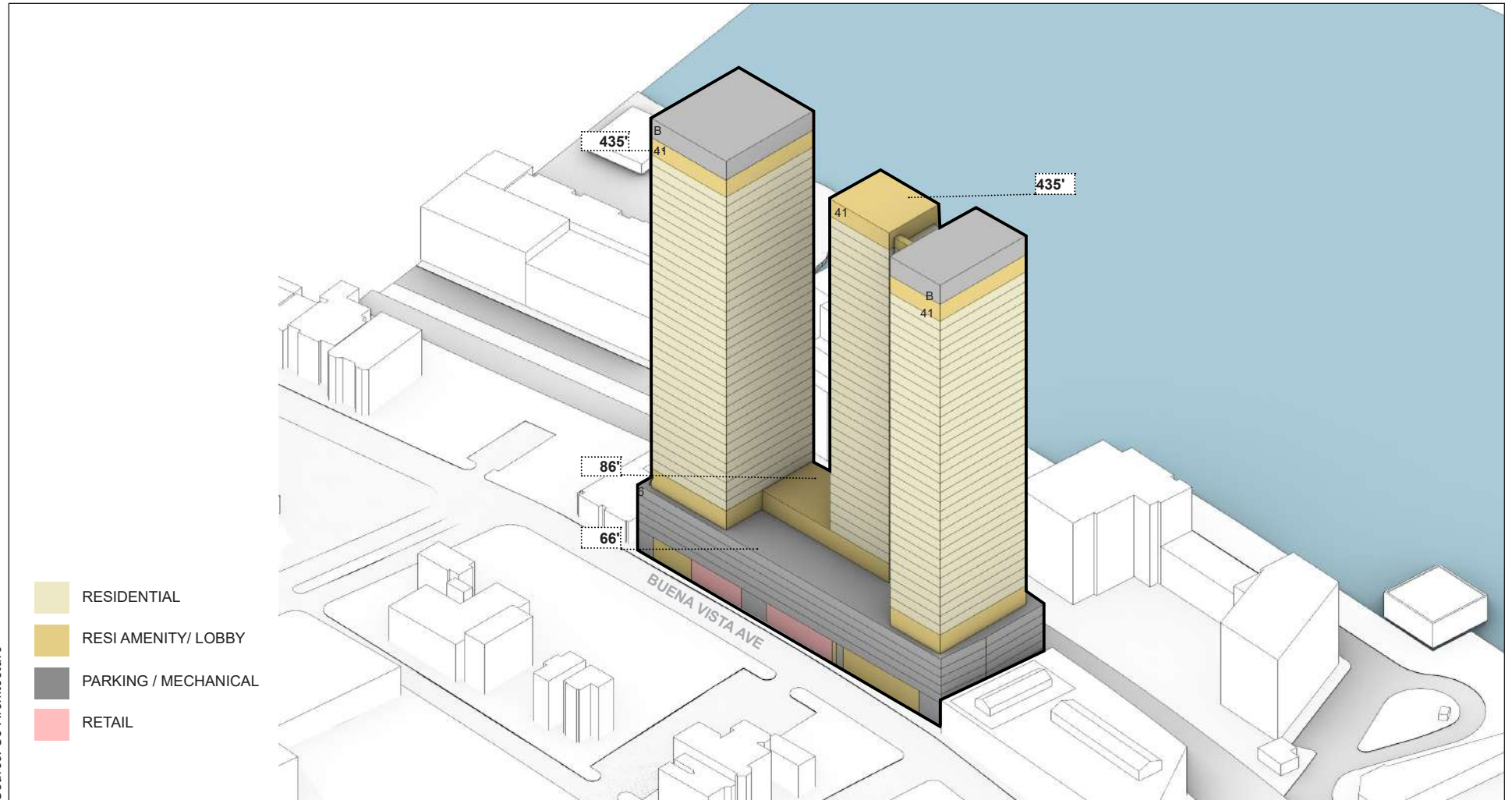


Source: S9 Architecture

- Project Site
- Residential Tower
- Podium
- Sidewalk

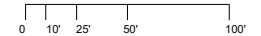
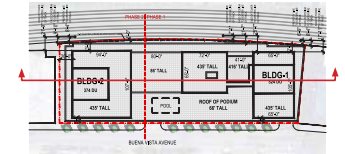
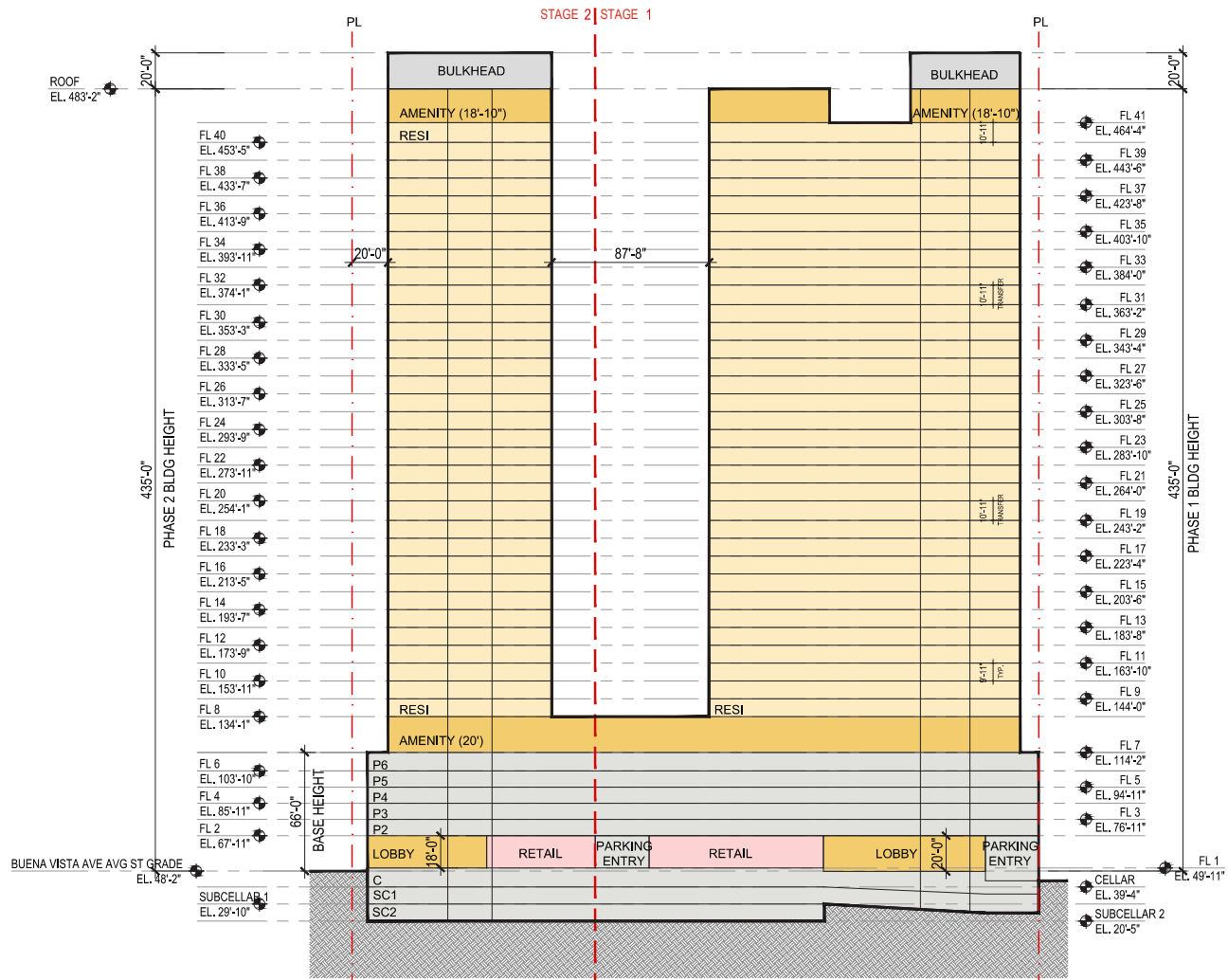
\*Numbers indicate the building height  
 \*The following concept drawings are for planning purposes only



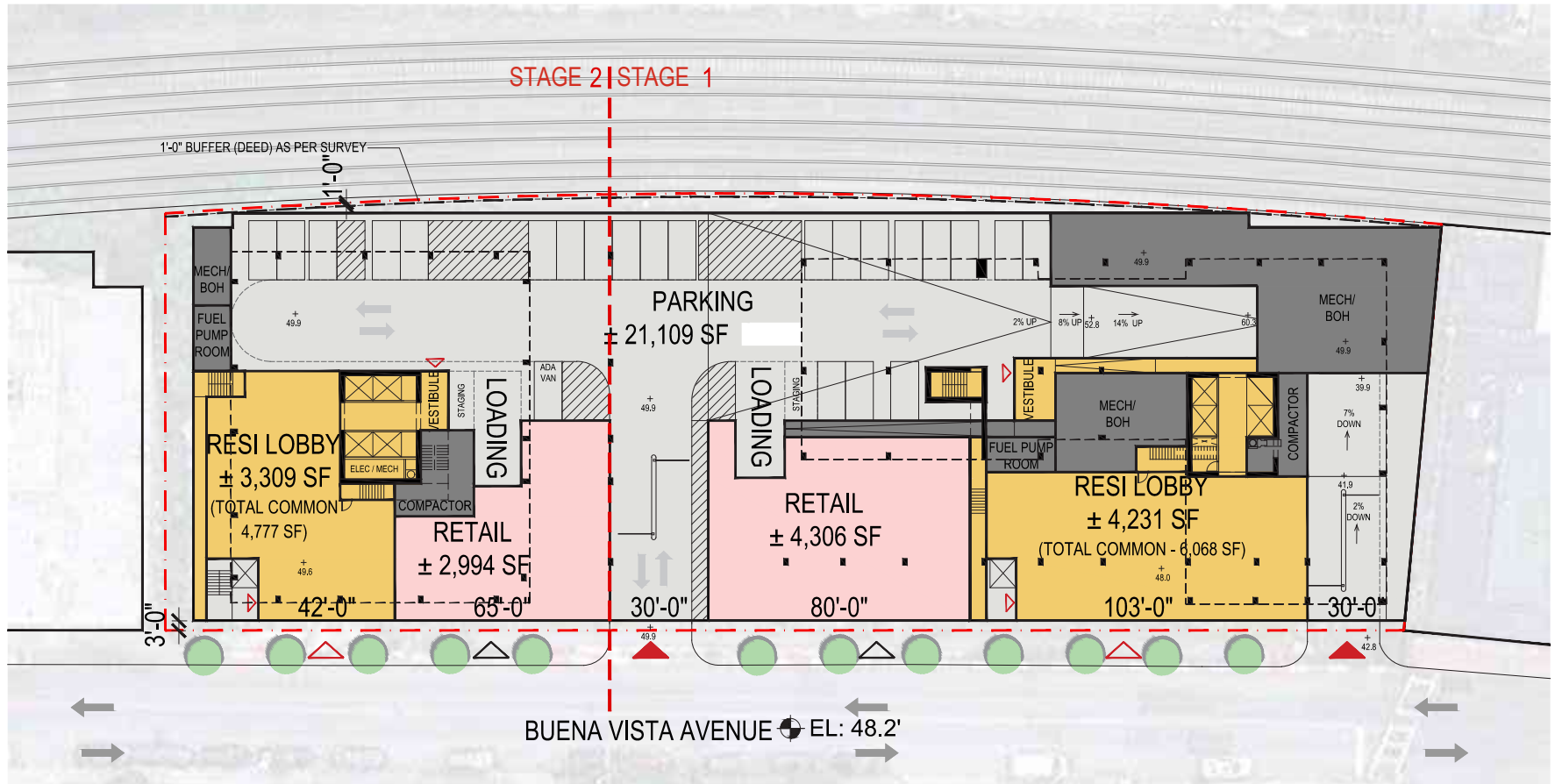


Teutonia Project Massing Diagram  
Figure 1-10



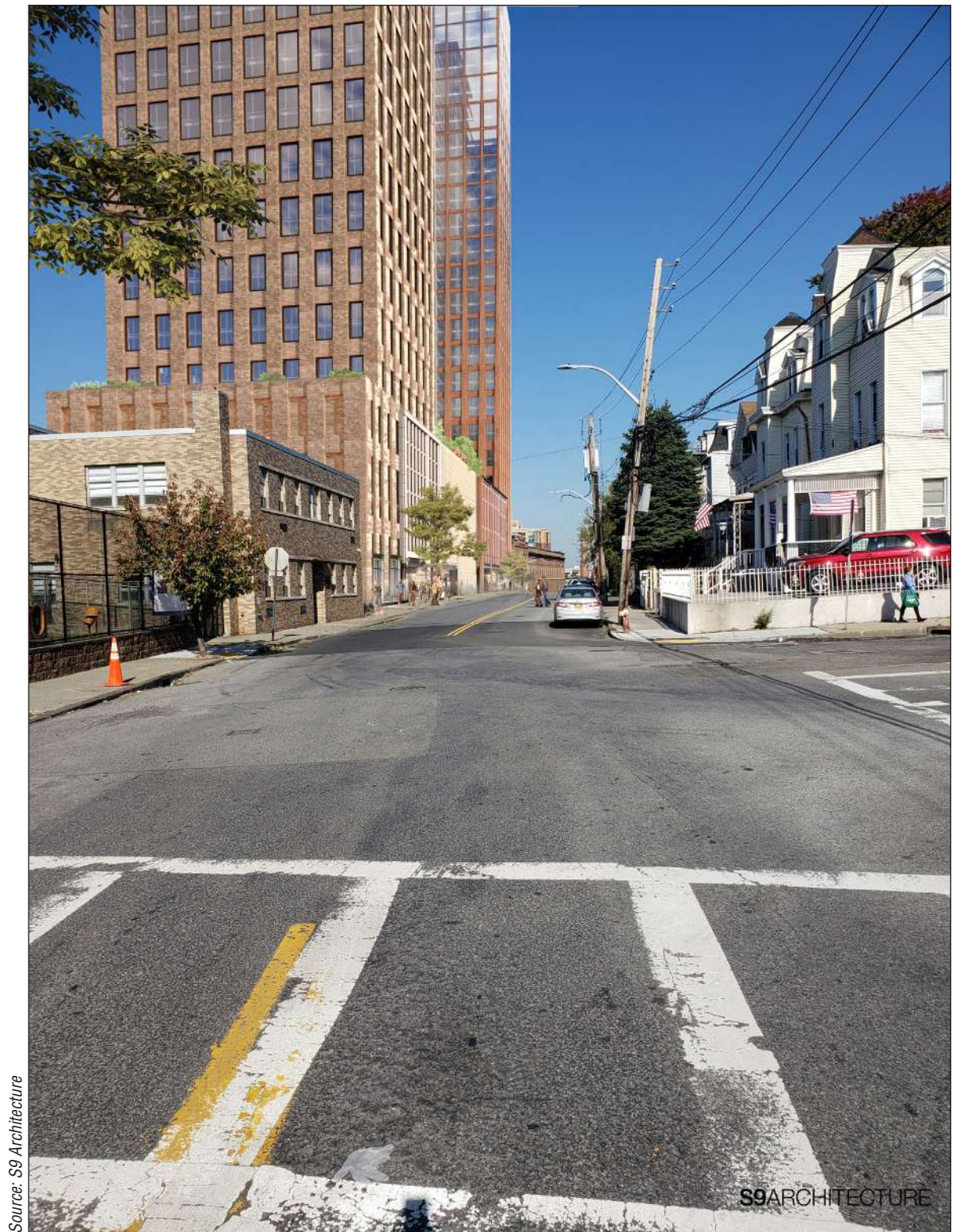






SCALE : 1/32" = 1'-0"













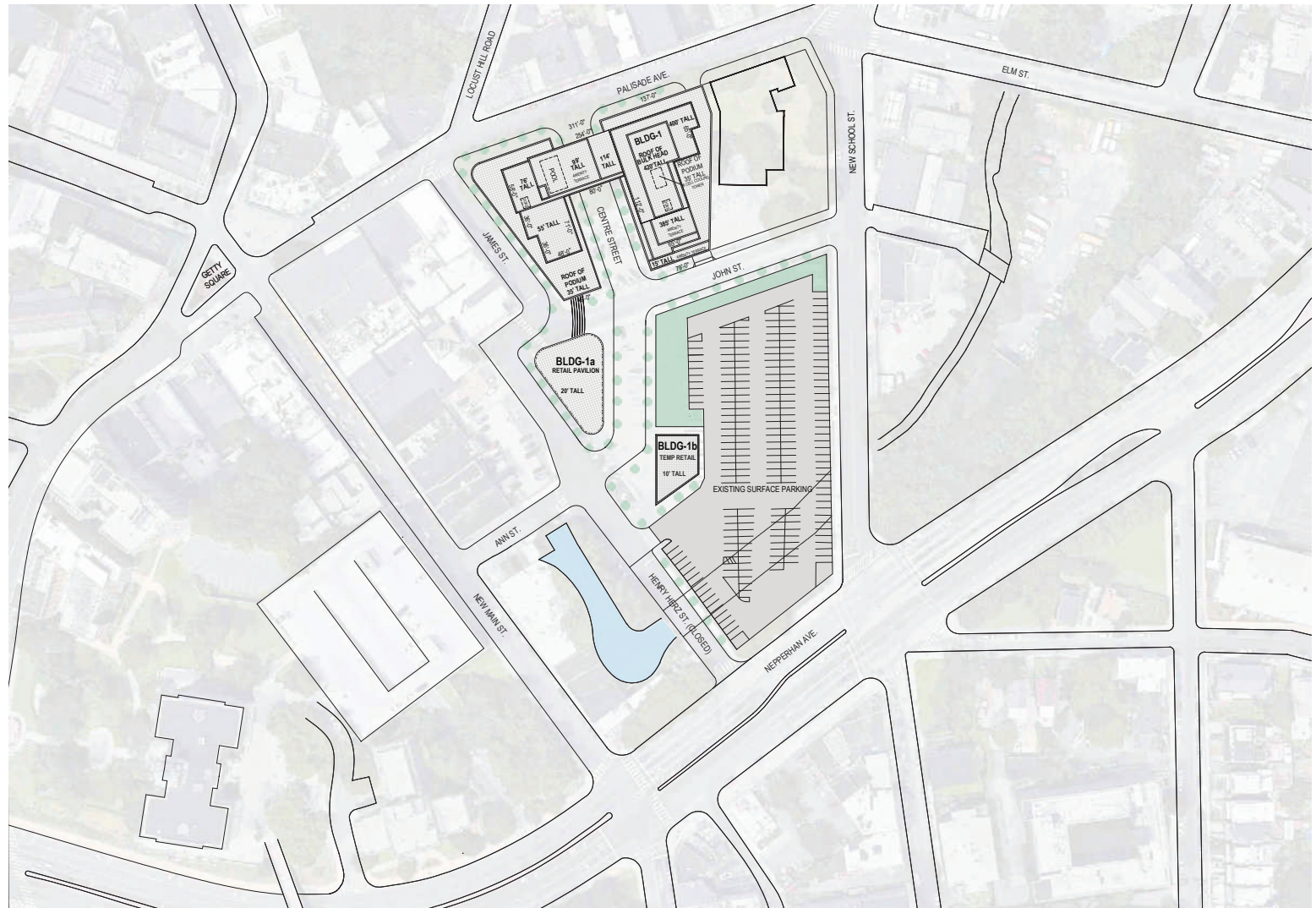
- Project Site
- Residential Tower
- Podium
- Sidewalk
- Parking Structure

\*Numbers indicate the building height  
 \*The following concept drawings are for planning purposes only



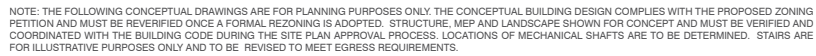






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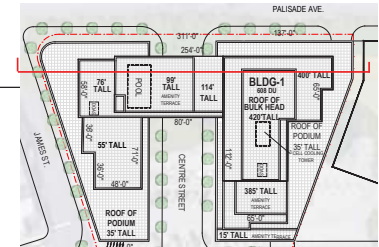
Chicken Island Stage 1 Massing  
**Figure 1-18**





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Source: S9 Architecture



Chicken Island Building 1 Section Plan  
**Figure 1-20**









Chicken Island Stage 1 Palisade Avenue  
Rendering (Looking East)

**Figure 1-22**





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Source: S9 Architecture

Chicken Island Stage 1 Palisade Avenue  
Rendering (Looking West)  
**Figure 1-23**





Chicken Island Project Rendering  
Looking South on Centre Street from Palisade Avenue  
**Figure 1-24**

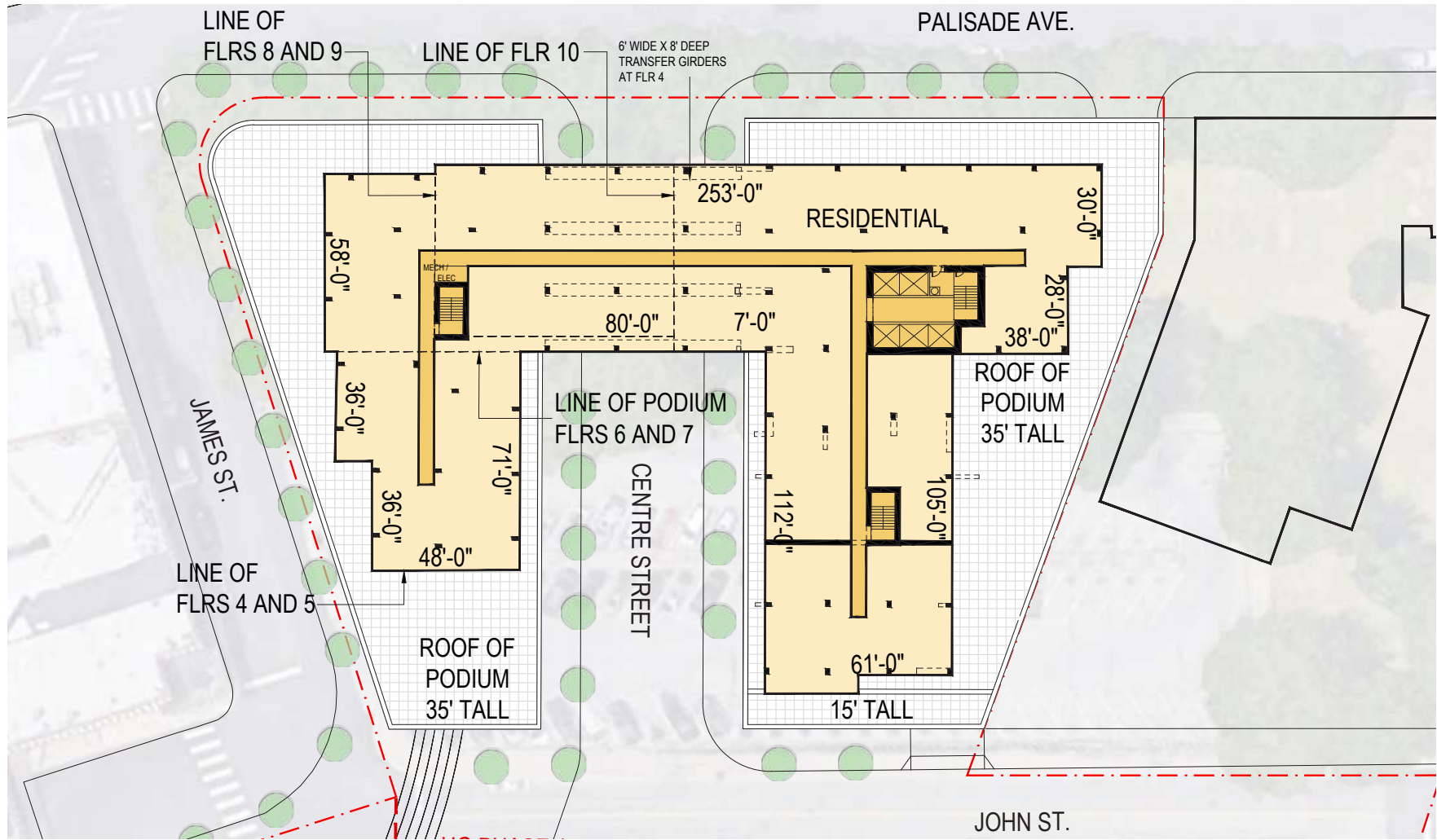




NOTE: Chicken Island Stage 2 and Stage 3 are also visible in this rendering

Chicken Island Project Rendering  
Looking South on Centre Street toward John Street  
**Figure 1-25**



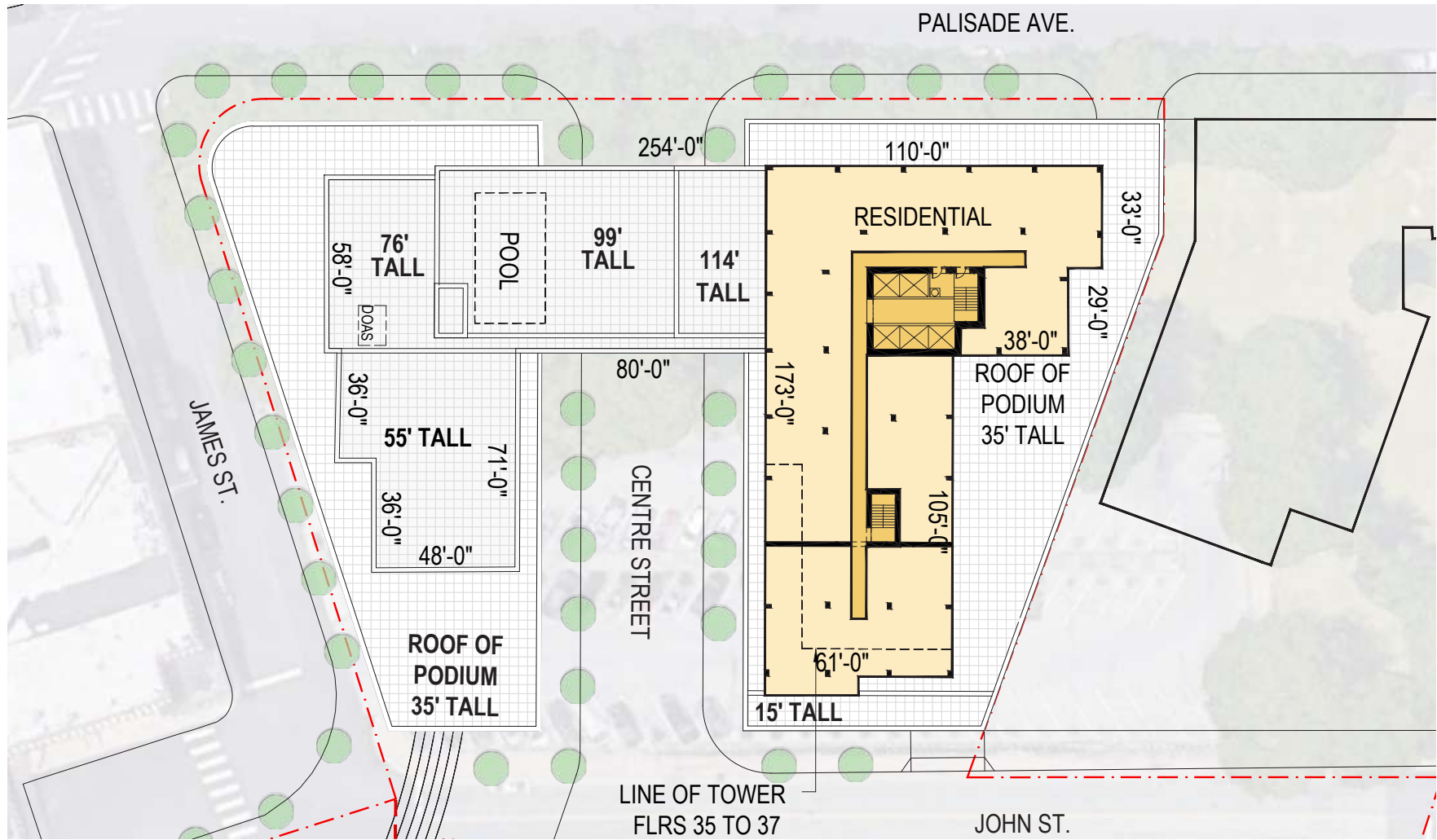


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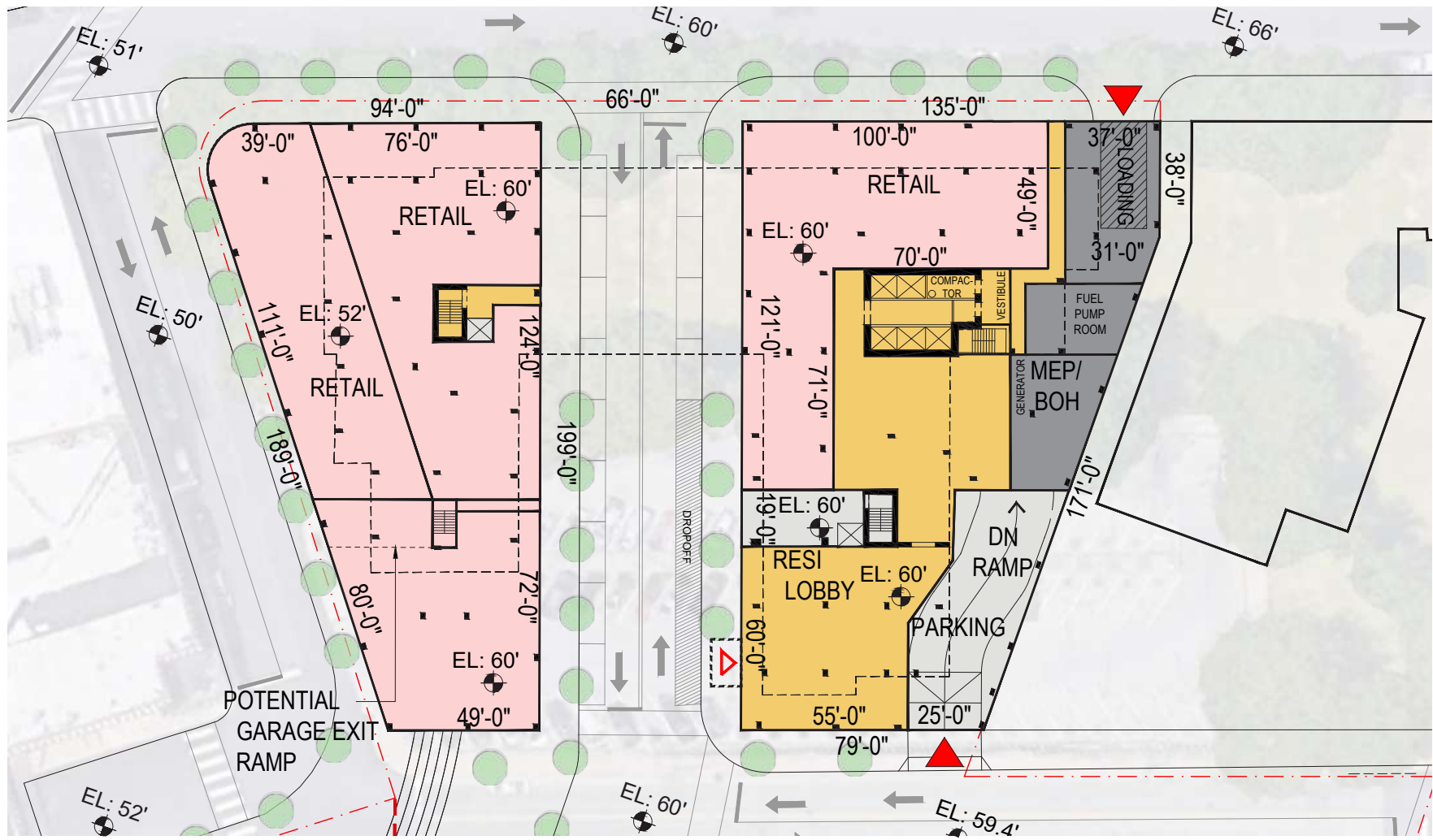
Chicken Island Building 1 Mid-Rise Plan  
Figure 1-26





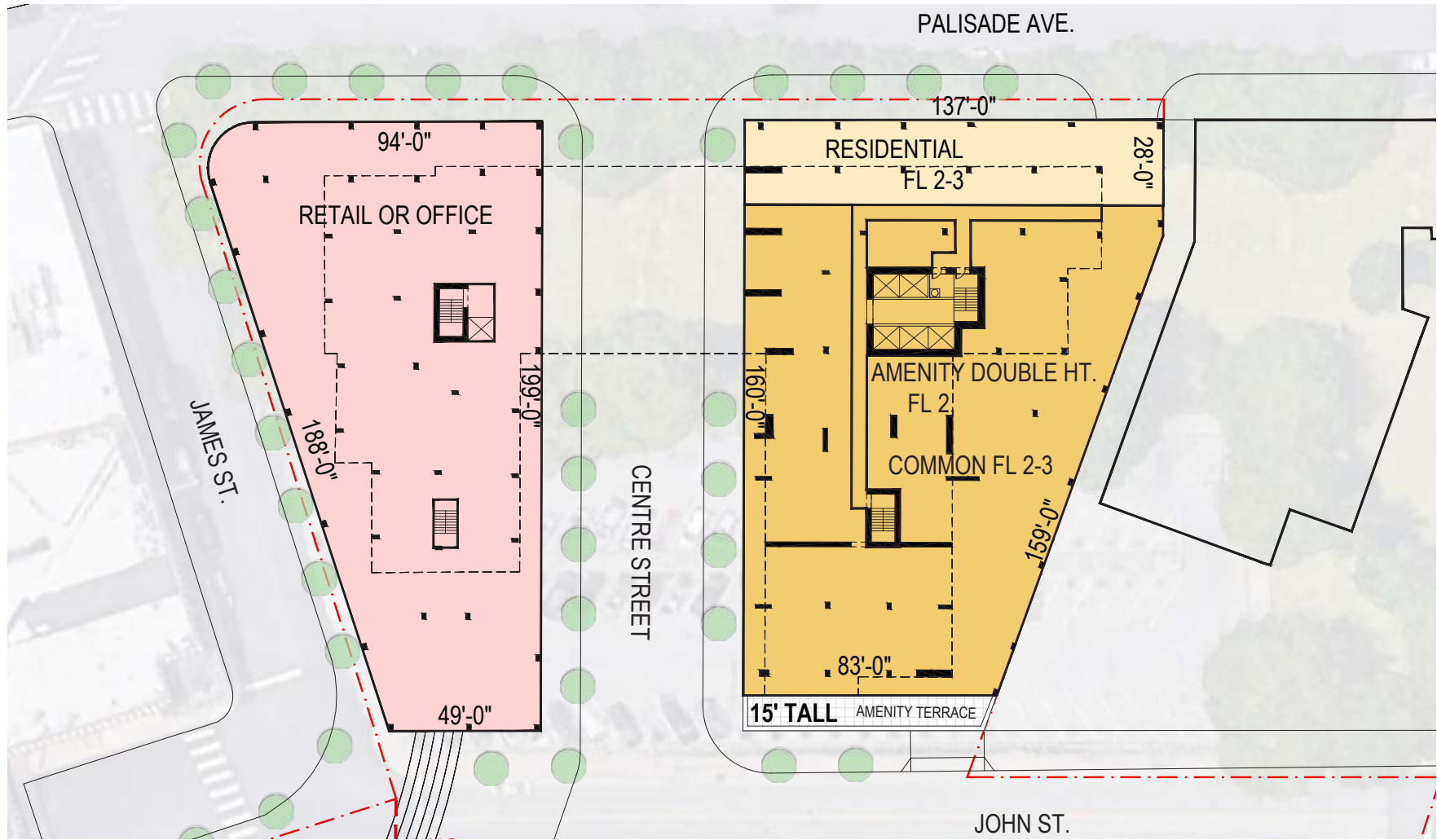
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Chicken Island Building 1 Tower Plan  
Figure 1-27



Chicken Island Building 1 Ground Floor Plan  
Figure 1-28

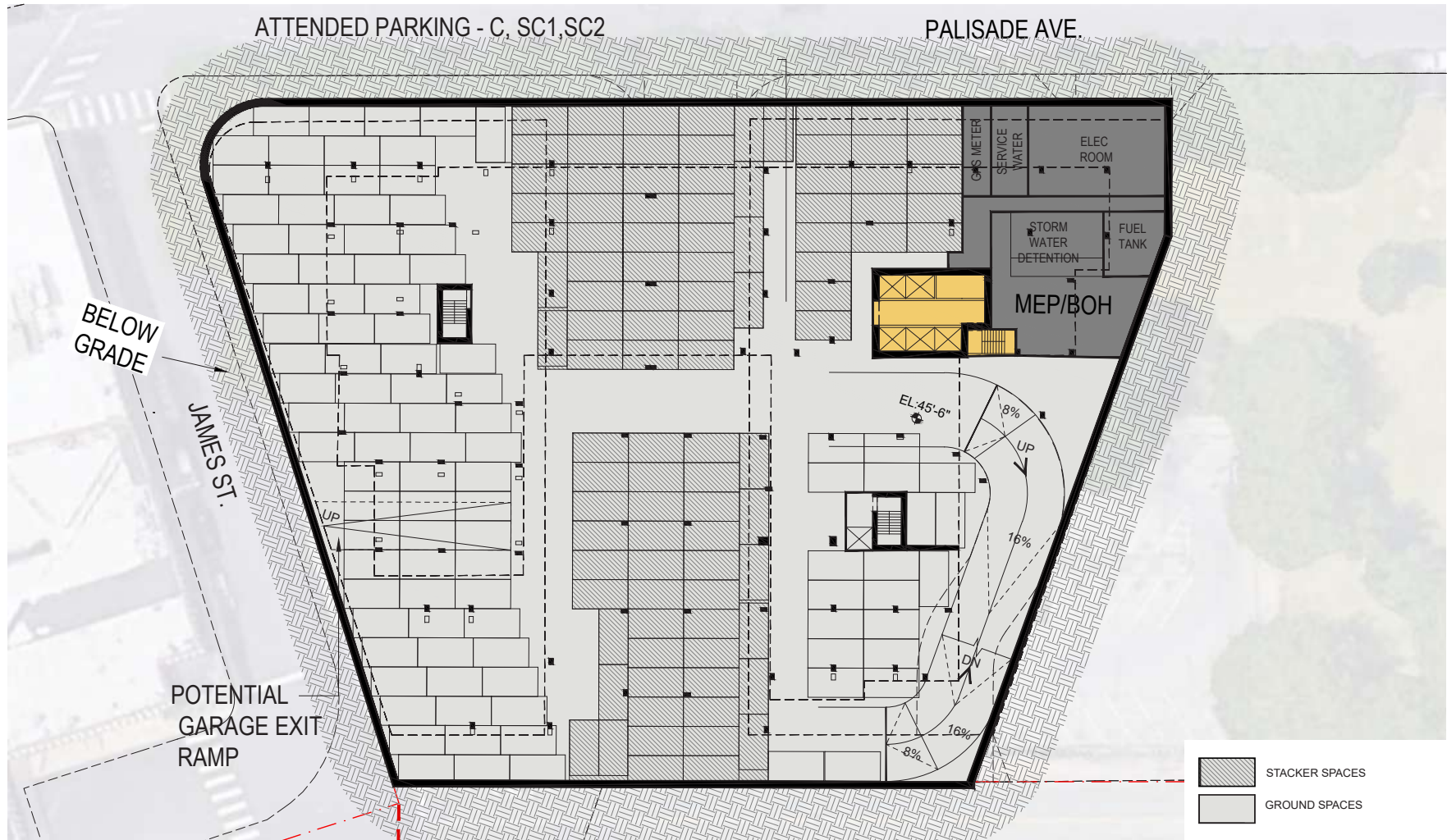




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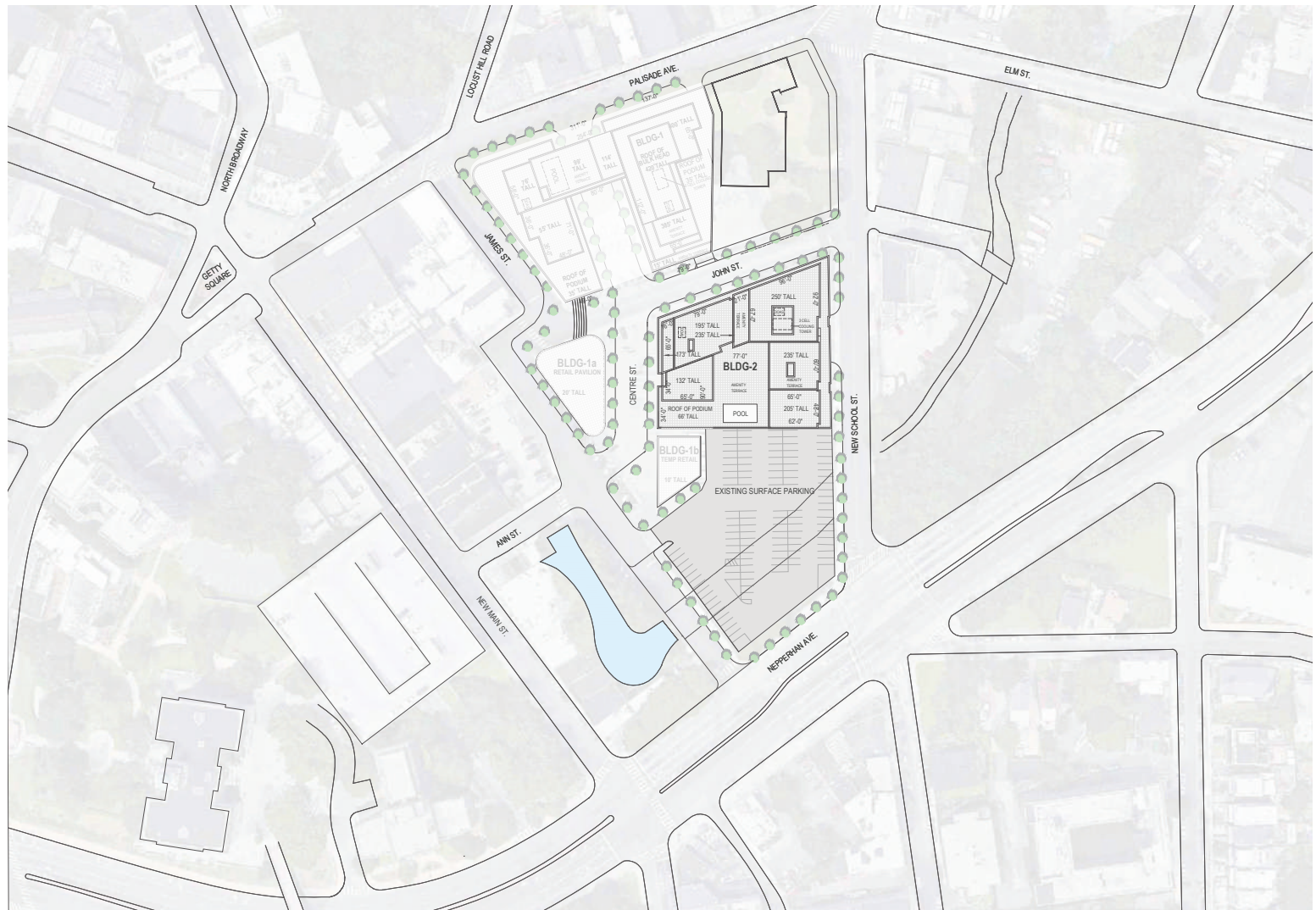
Chicken Island Building 1 Podium Plan  
Figure 1-29



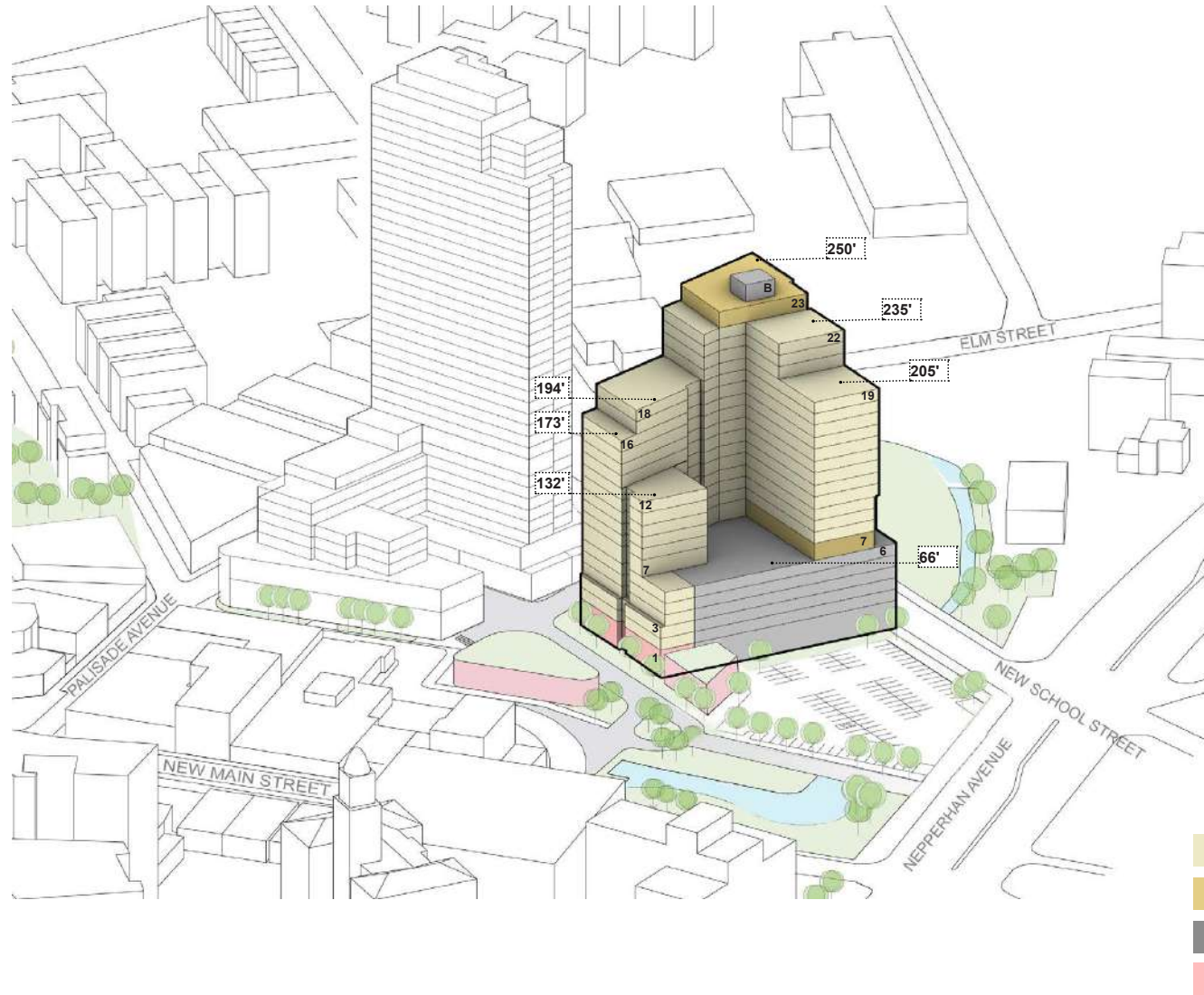
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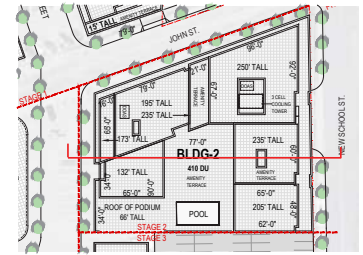
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Source: S9 Architecture





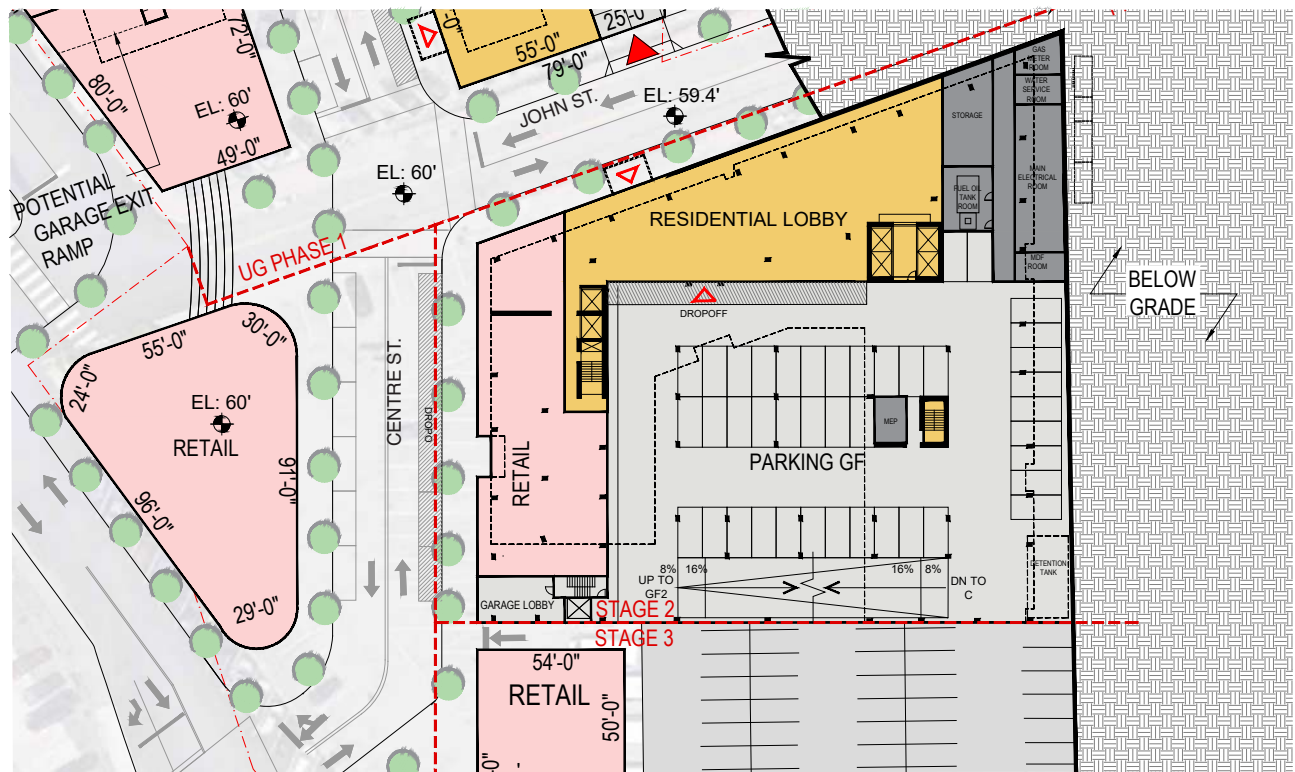
Chicken Island Building 2 Section Plan  
**Figure 1-33**



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Chicken Island Stage 2 Rendered Massing  
Figure 1-34

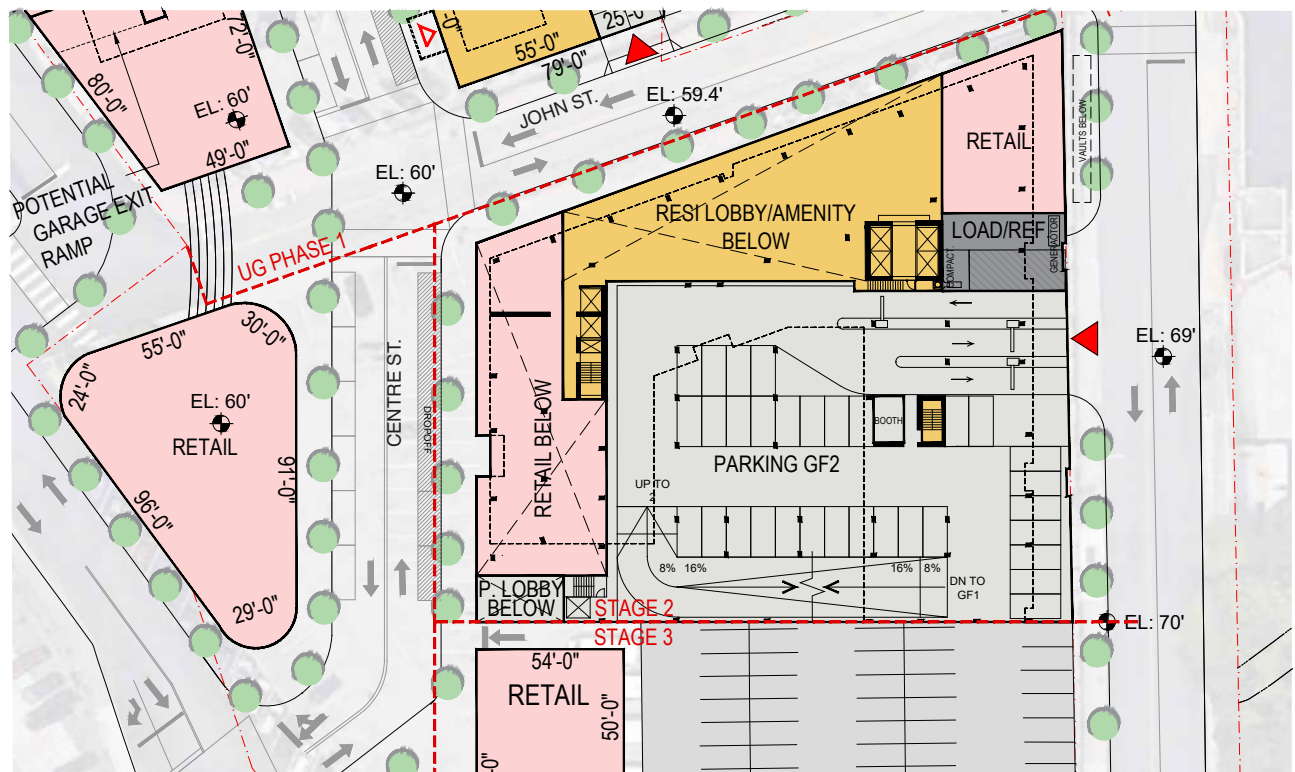




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Centre Street and James Street (West) Ground Floor

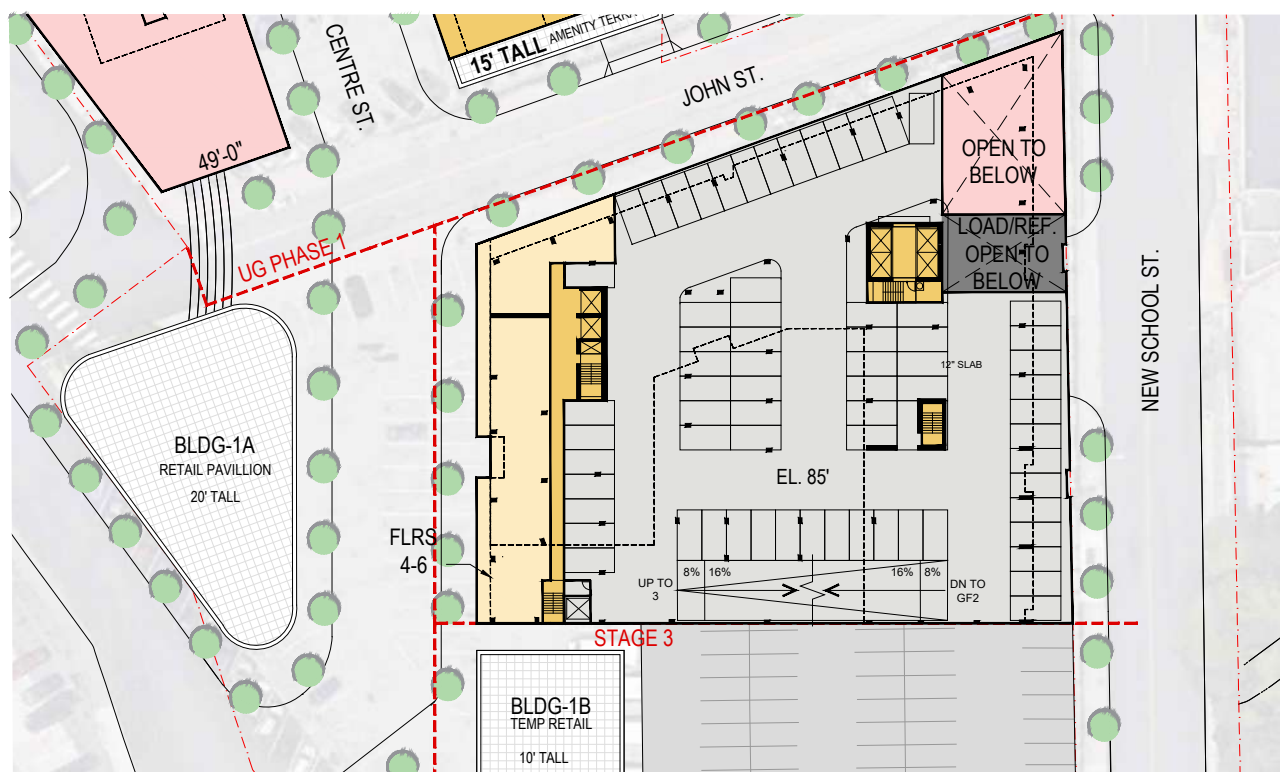


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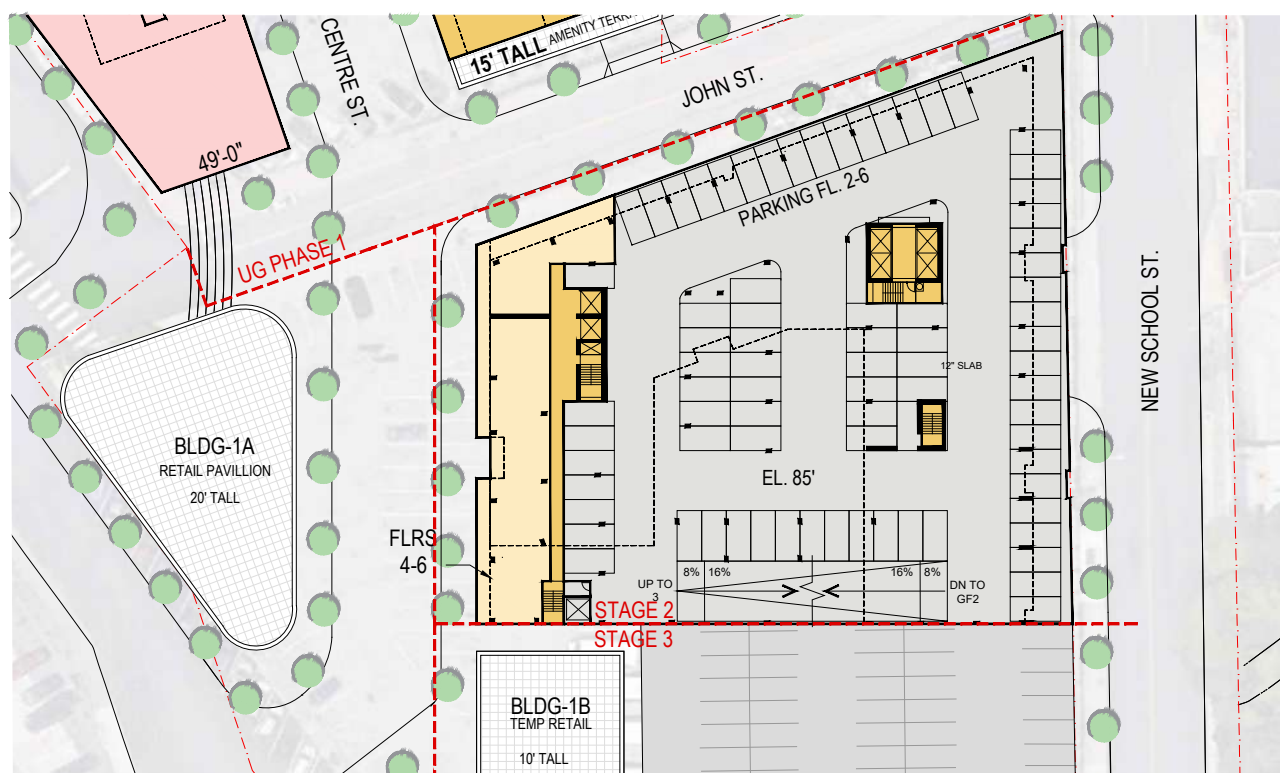


New School Street and James Street (East) Ground Floor

## Chicken Island Building 2 Ground Floor Plan



Second Floor

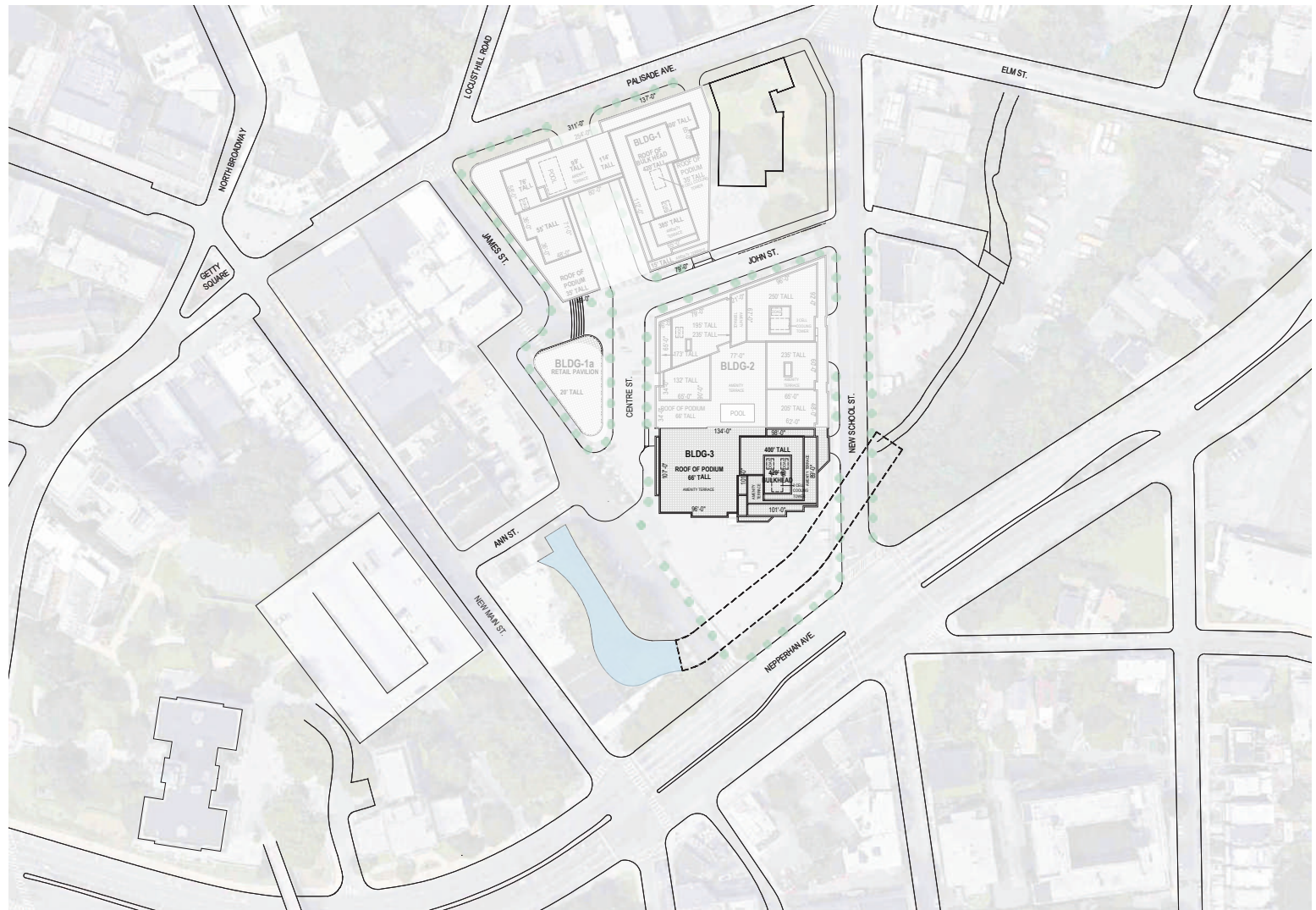


Podium

Chicken Island Building 2 Podium Plan

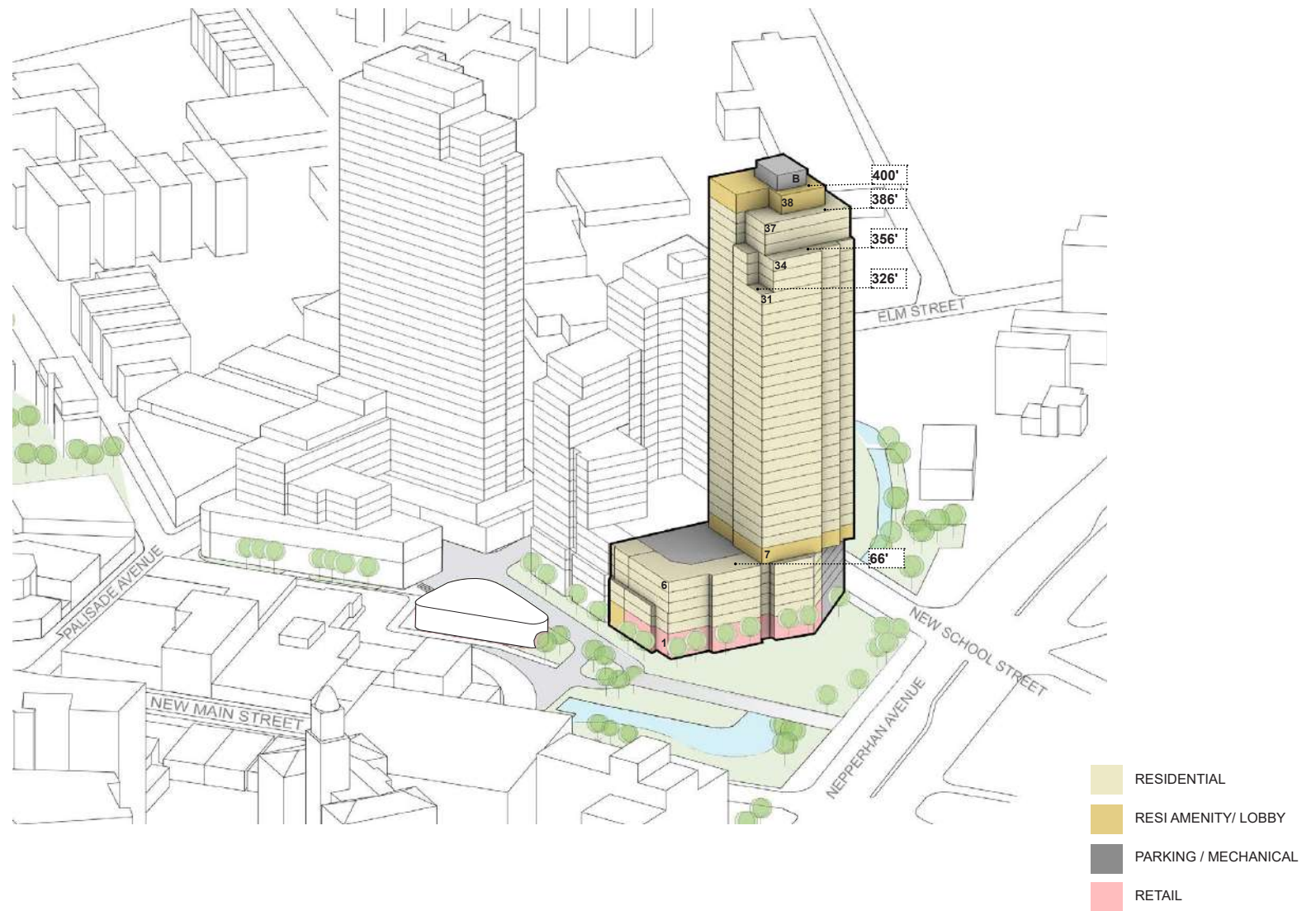
**Figure 1-36**





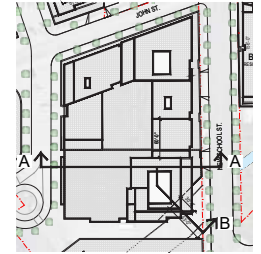
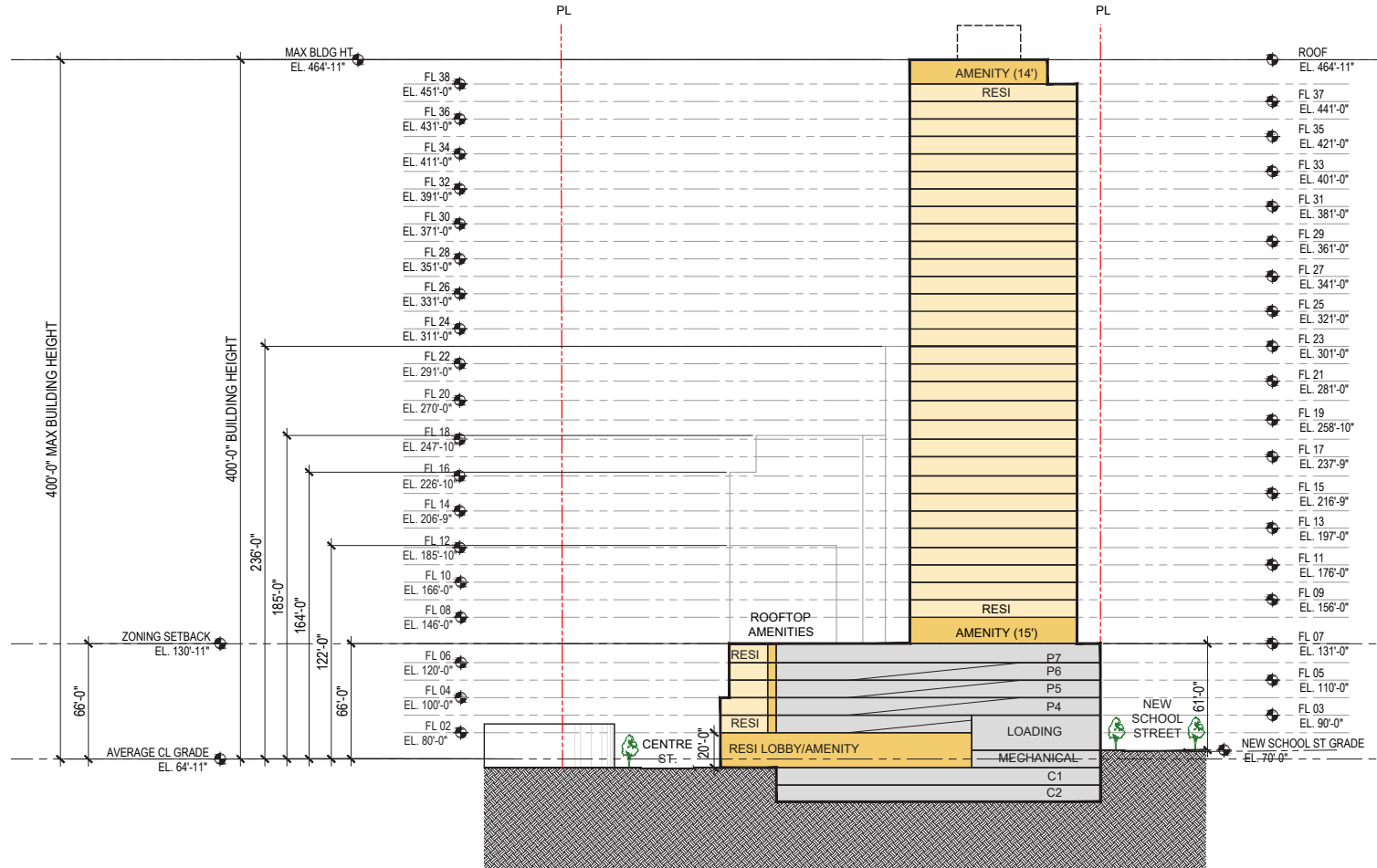
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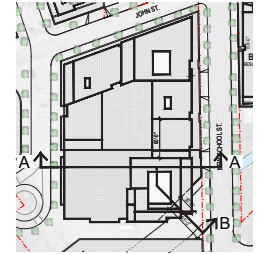
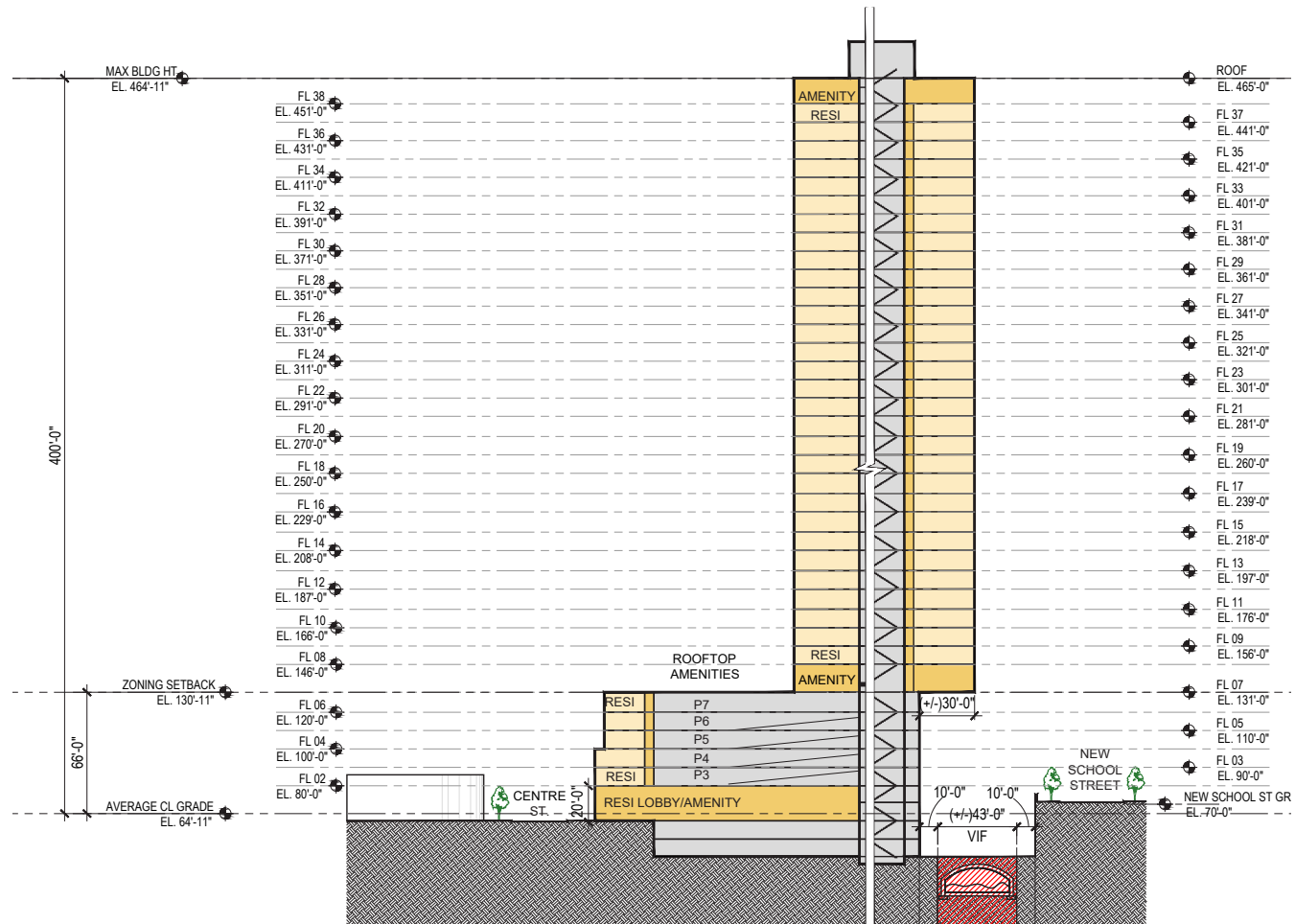
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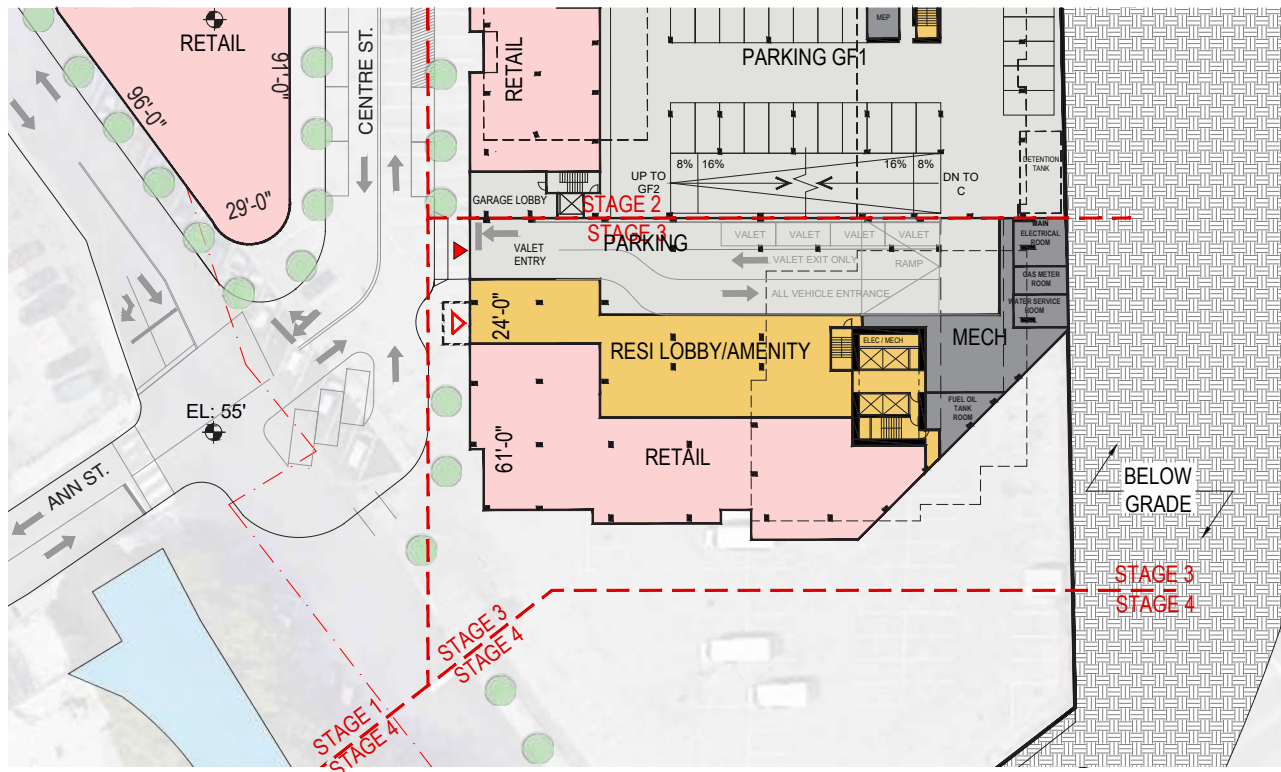
Chicken Island Building 3 Section Plan  
Figure 1-39



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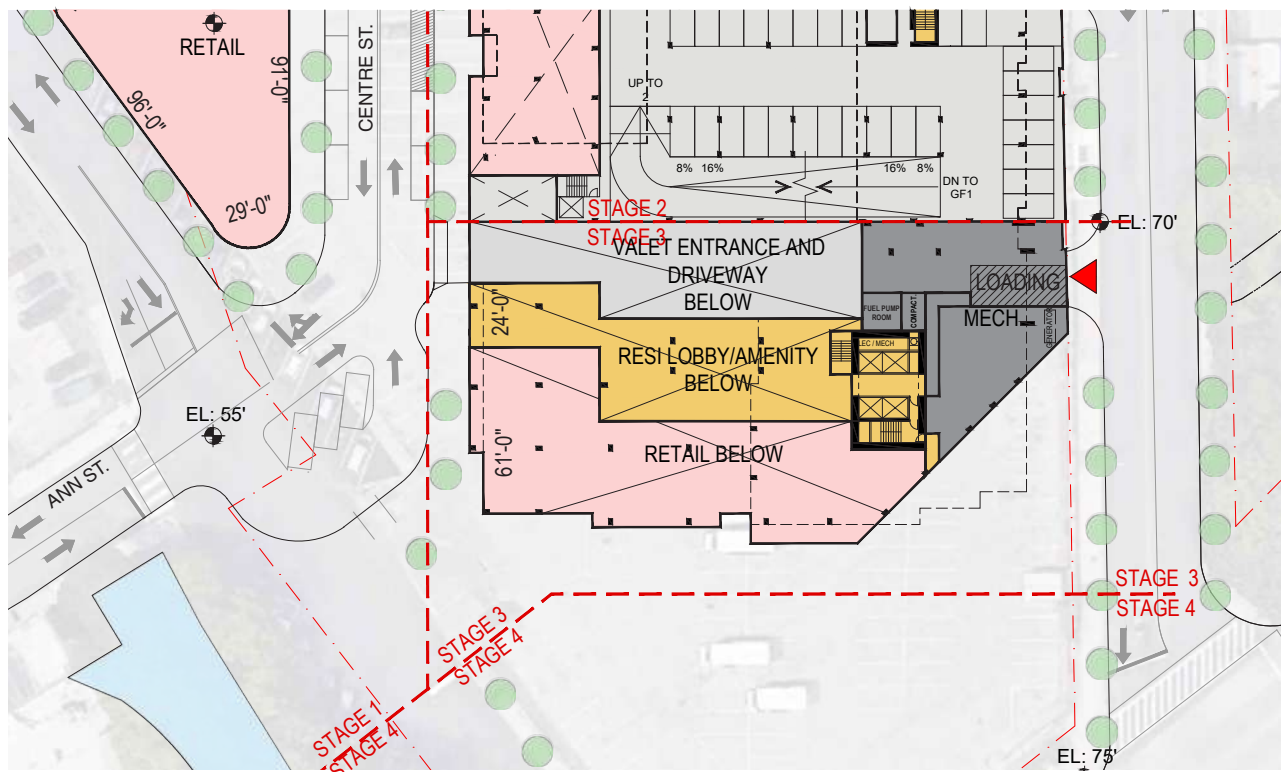




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Centre Street Ground Floor



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New School Street Ground Floor

Source: S9 Architecture

Chicken Island Building 3 Ground Floor Plan  
Figure 1-42

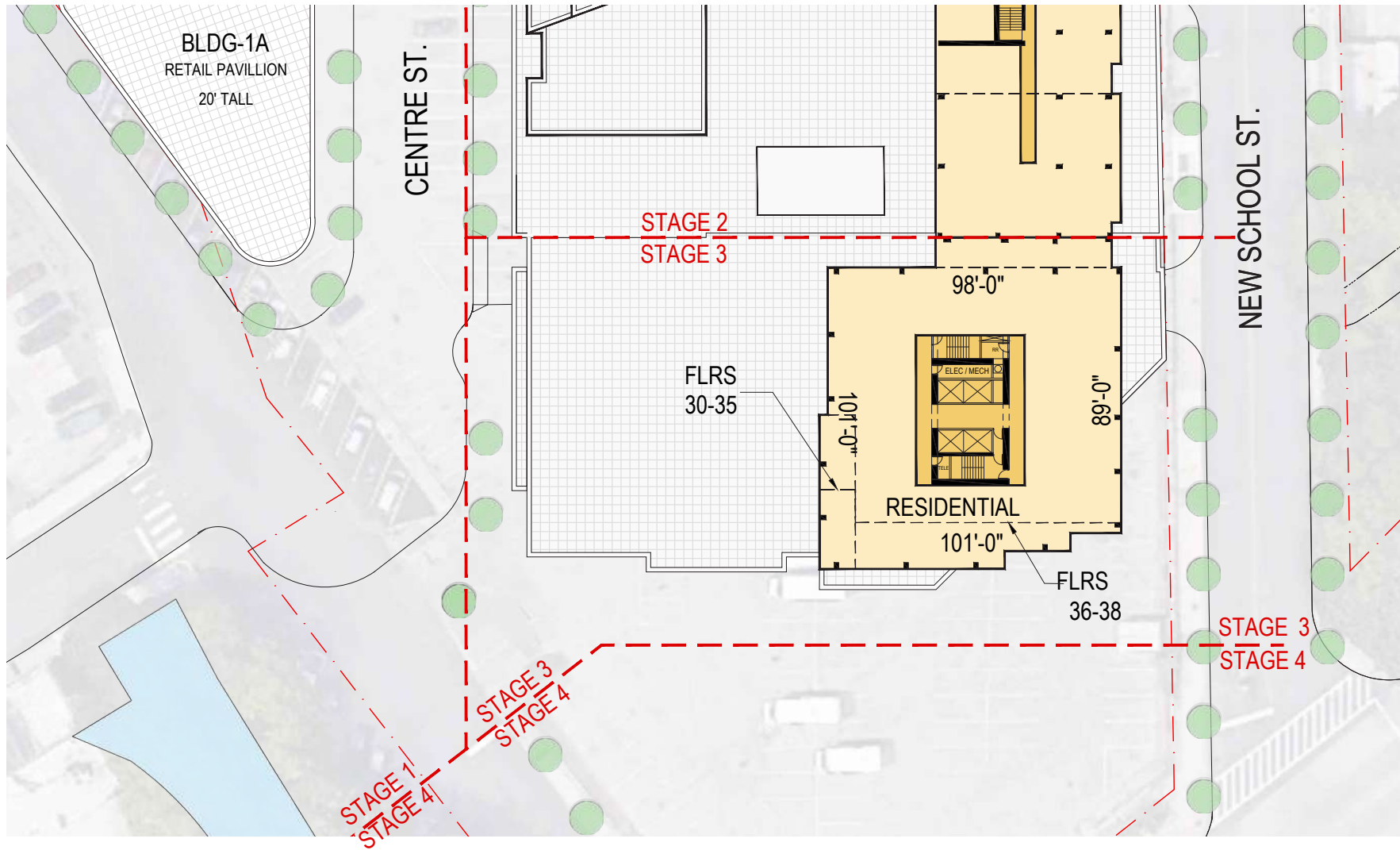




Source: S9 Architecture

NOTE: Building 3 is on the right in the foreground, Building 1A is in the foreground on the left, and Centre Street is running between the two.

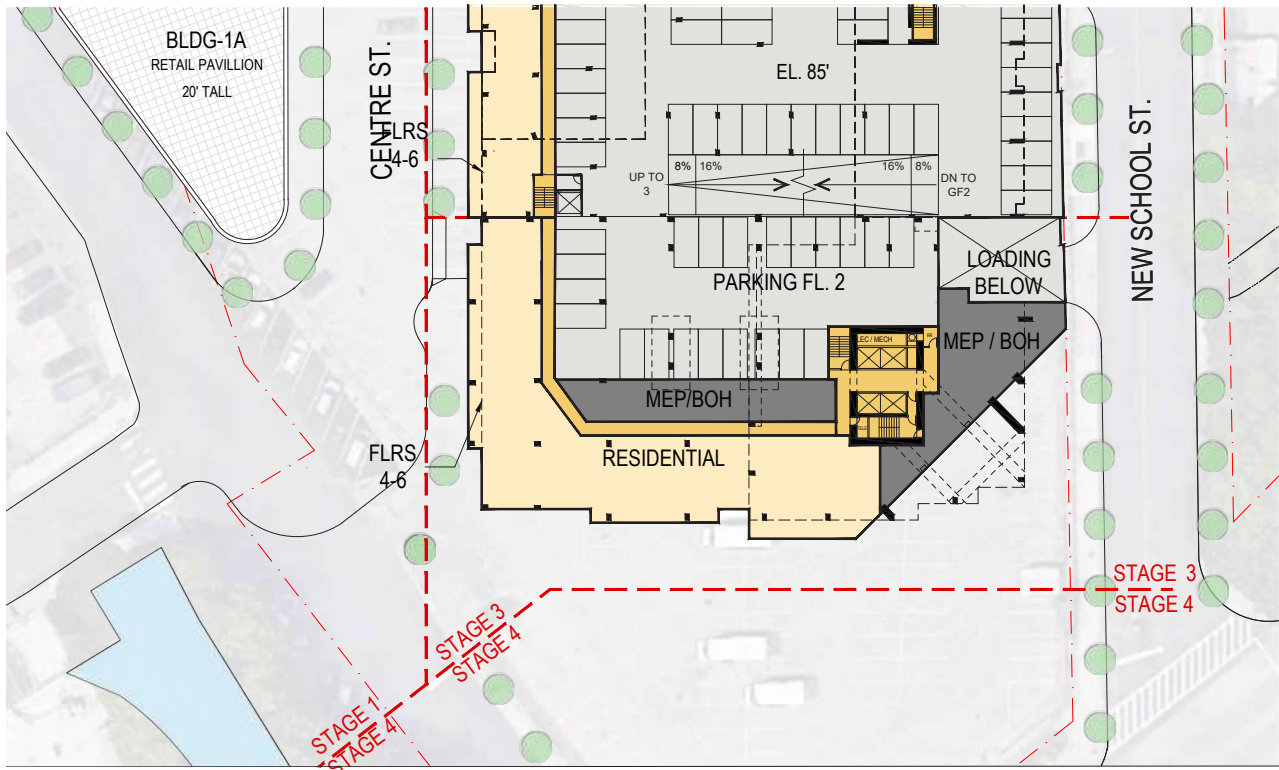




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Chicken Island Building 3 Tower Plan  
Figure 1-44

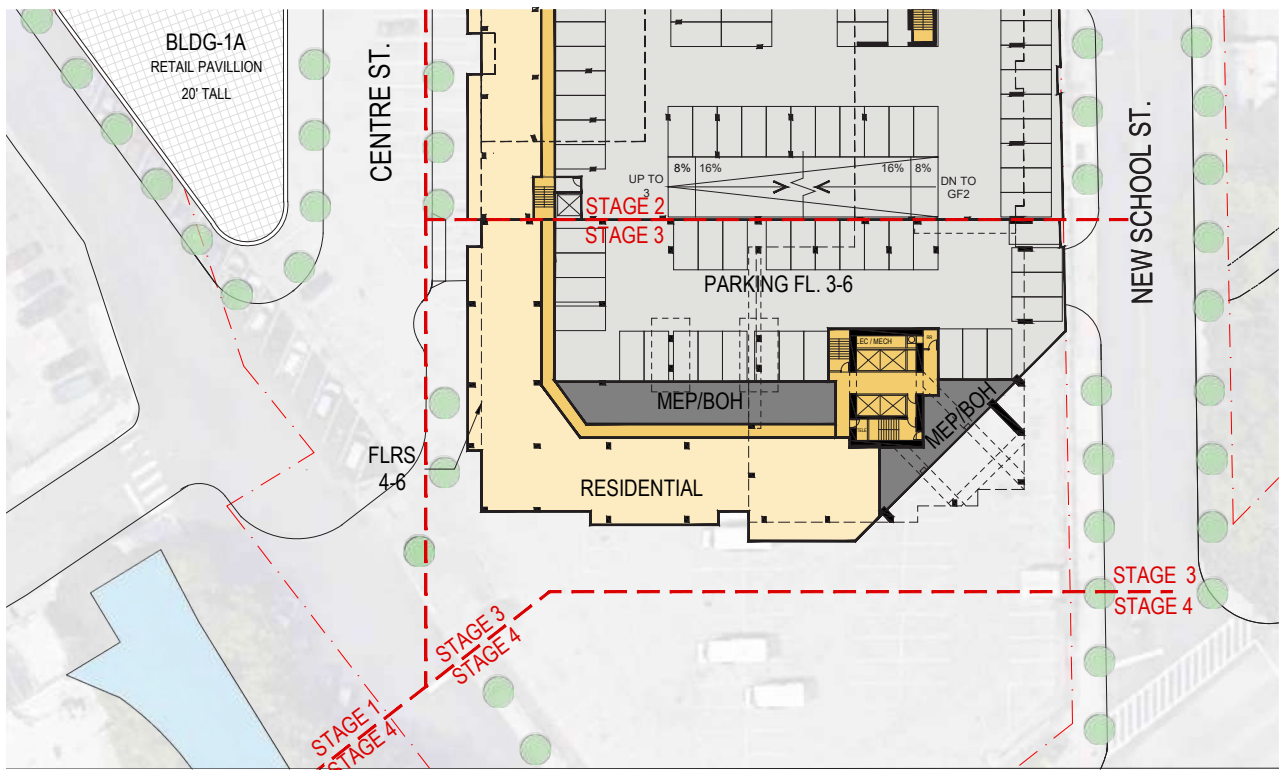




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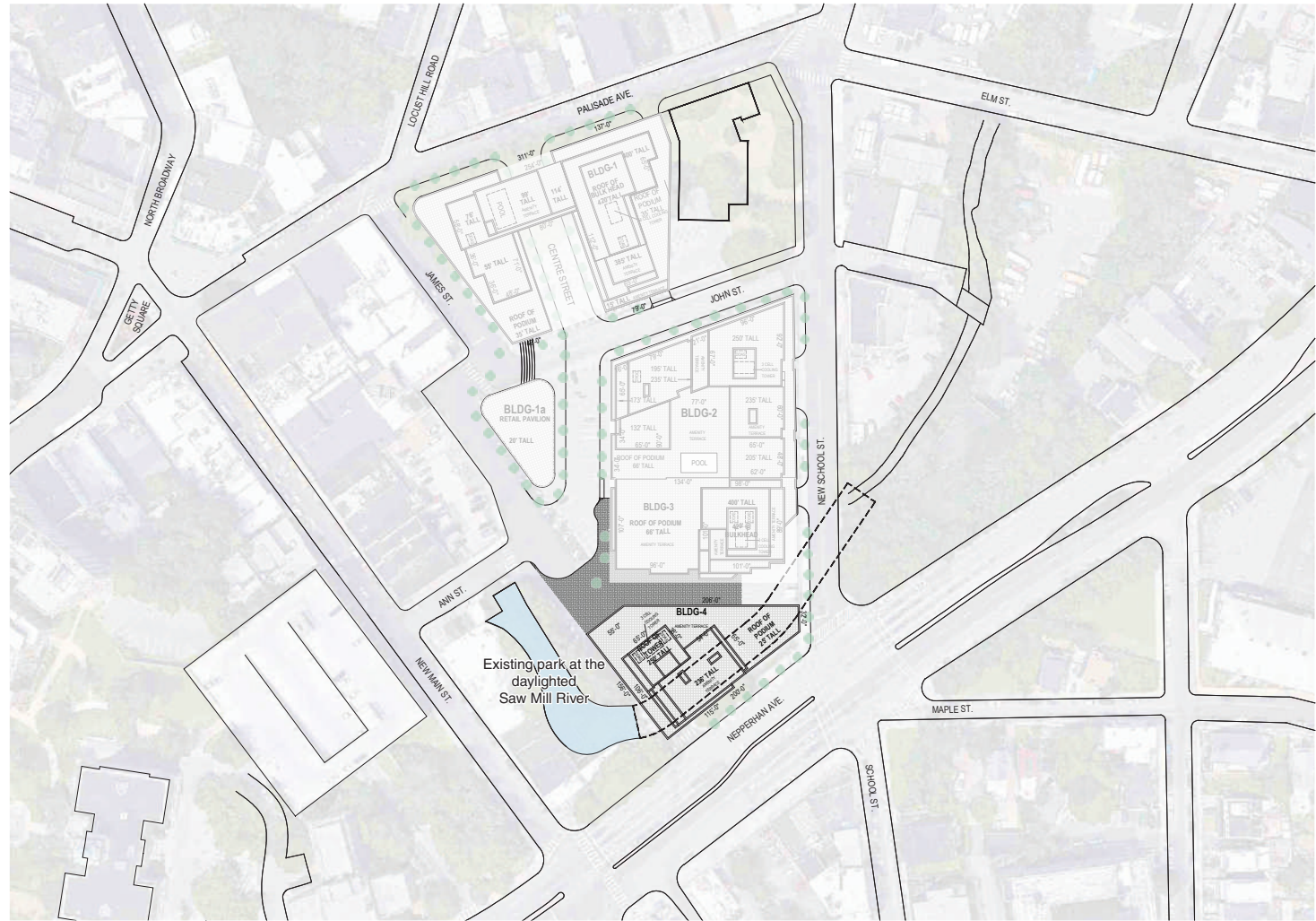
Second Floor



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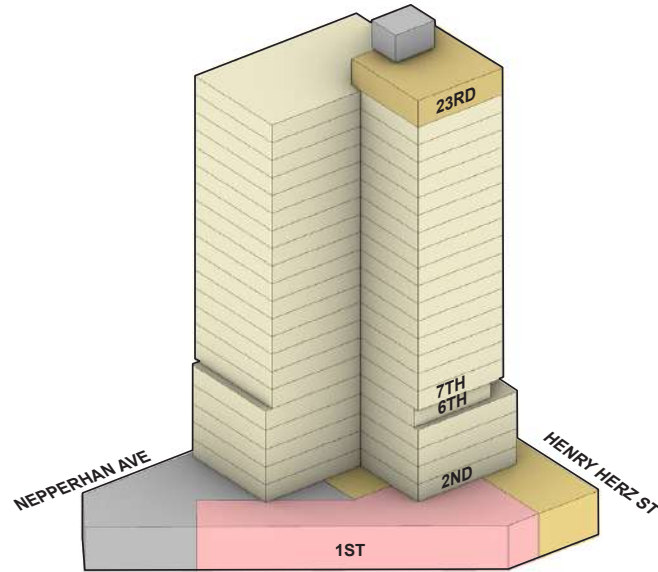
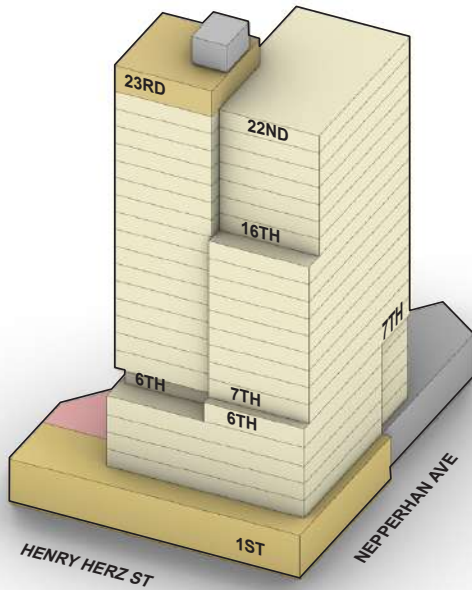


Podium



Chicken Island Stage 4 Site Plan  
Figure 1-46



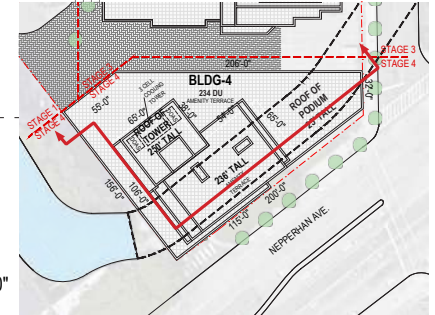


- RESIDENTIAL
- RESI AMENITY/ LOBBY
- PARKING / MECHANICAL
- RETAIL

NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

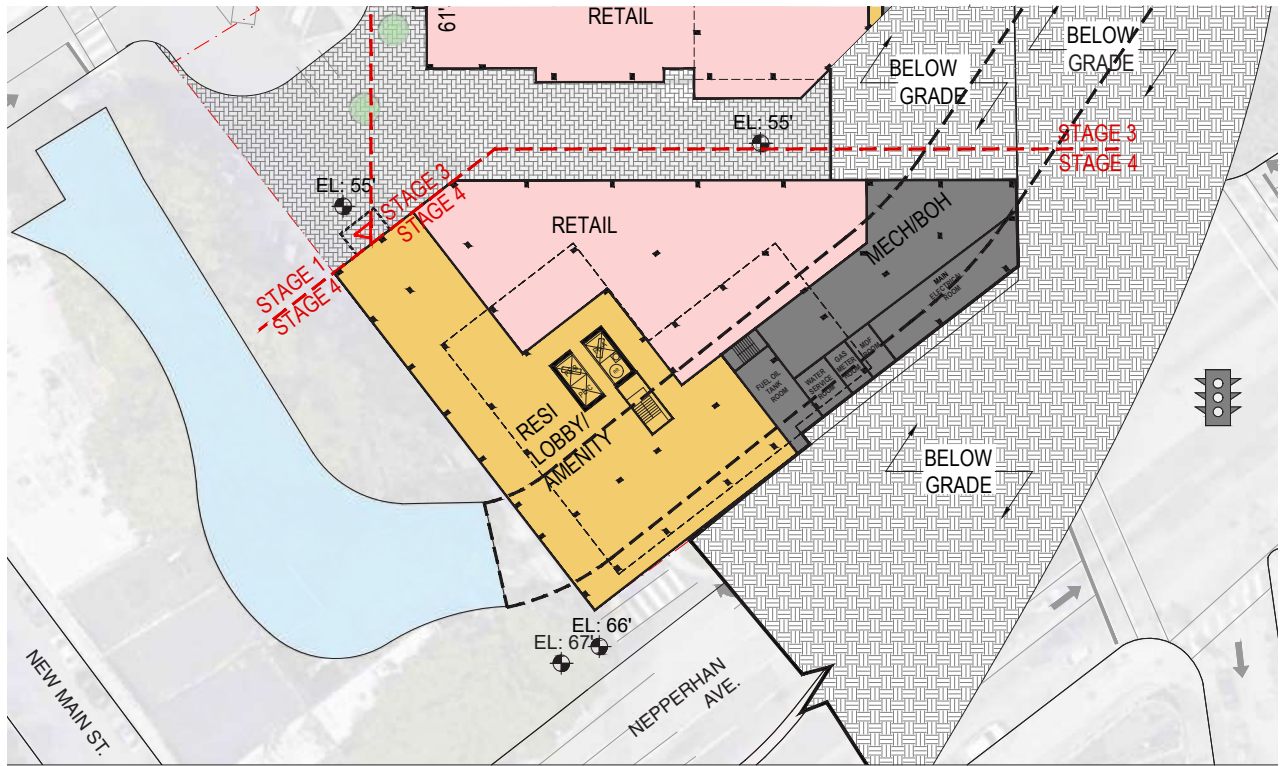
Source: S9 Architecture

Chicken Island Stage 4 Massing  
Figure 1-47



Chicken Island Building 4 Section Plan  
**Figure 1-48**

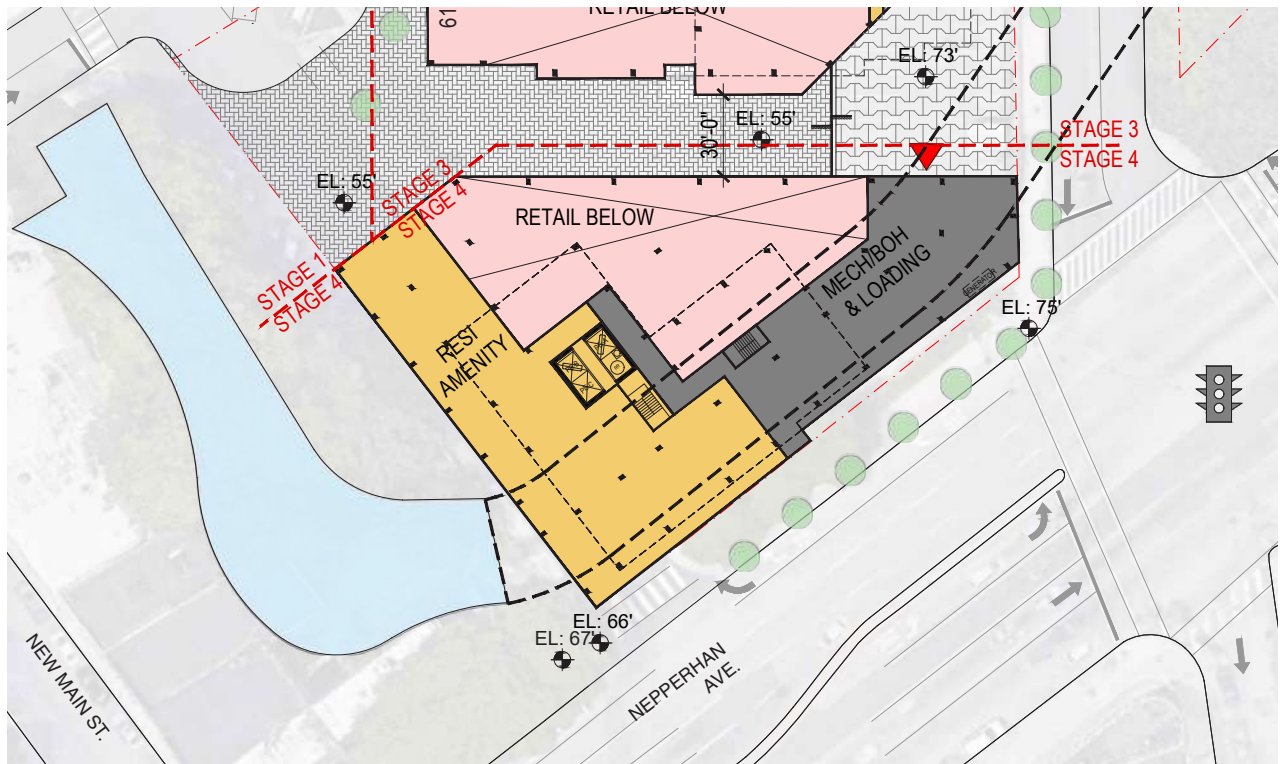




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Pedestrian Plaza Ground Floor



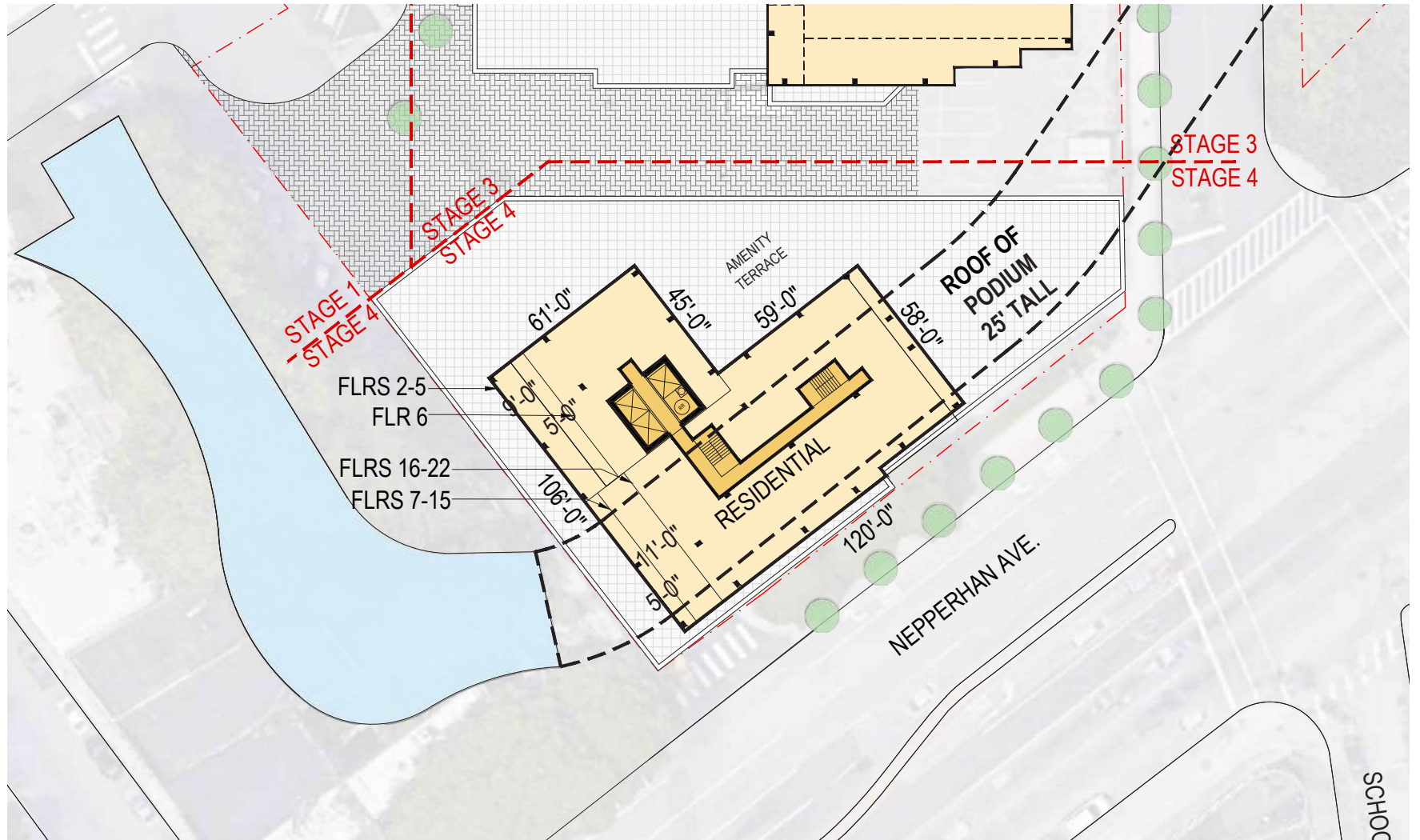
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New School Street Ground Floor

Source: S9 Architecture

Chicken Island Building 4 Ground Floor Plan  
Figure 1-49



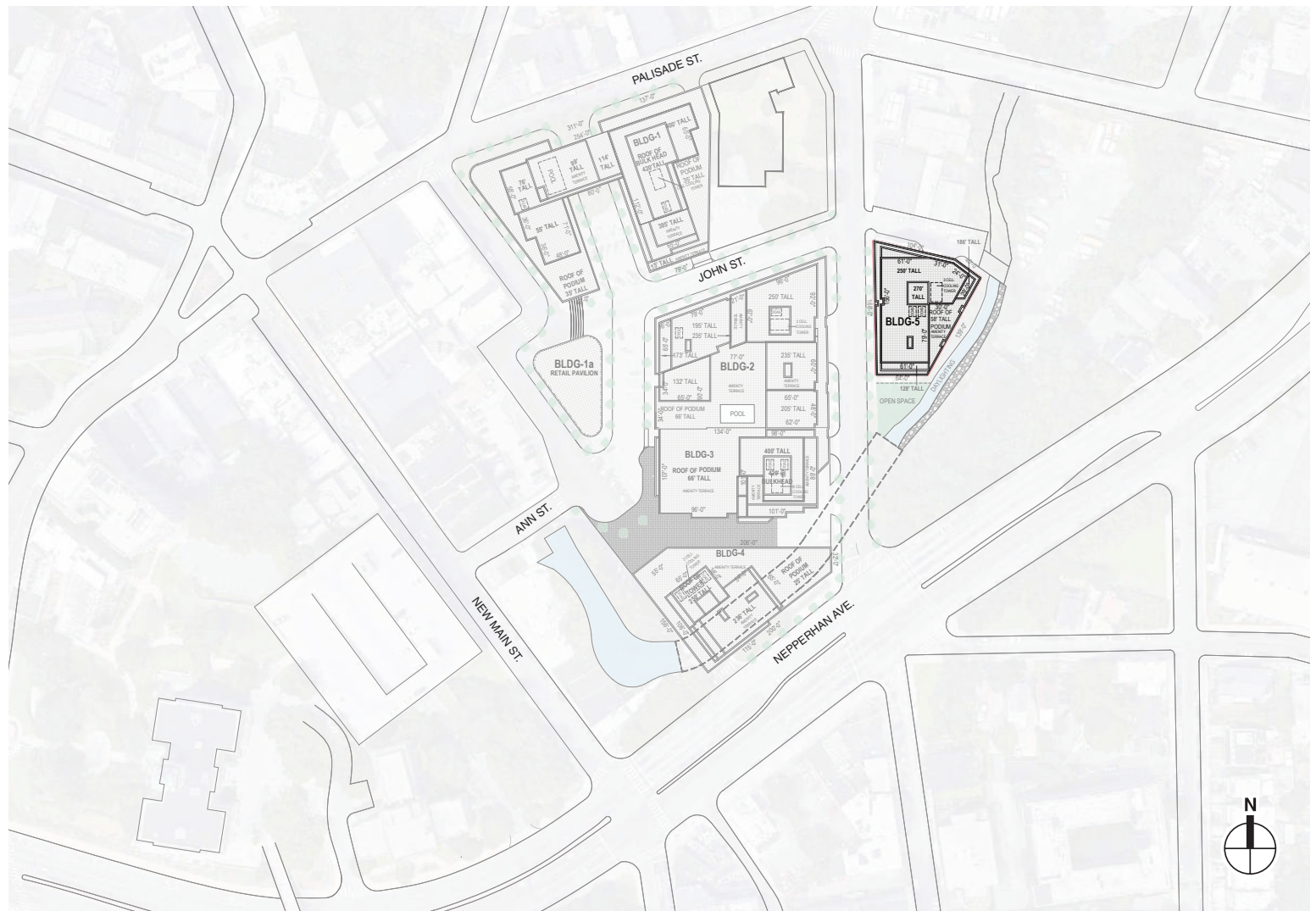
NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.



Chicken Island Building 4 Tower Plan  
Figure 1-50



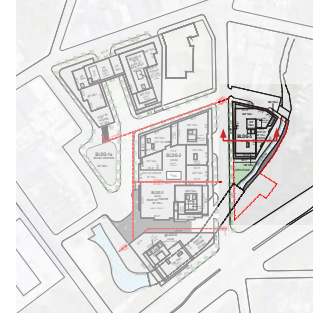
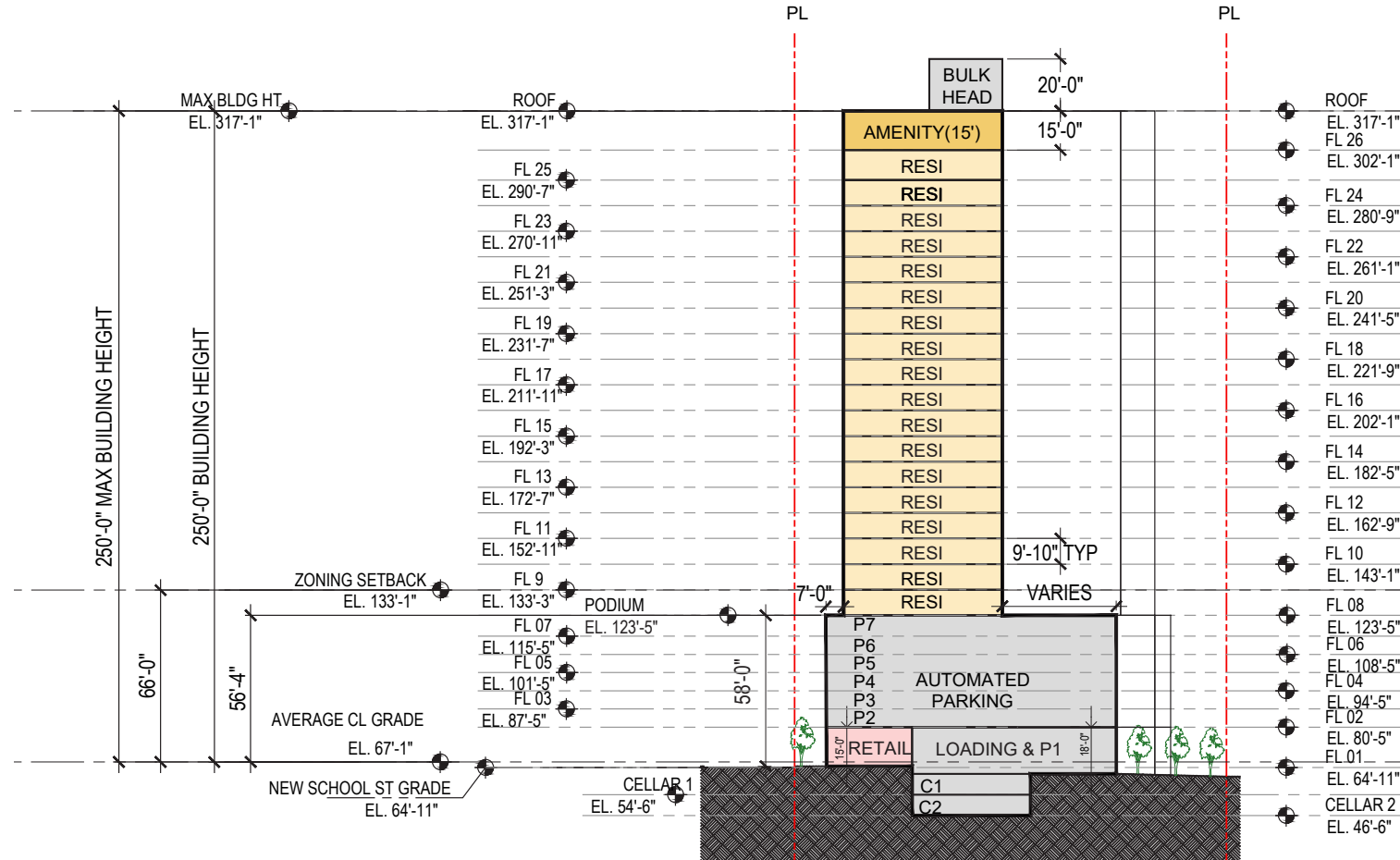




NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

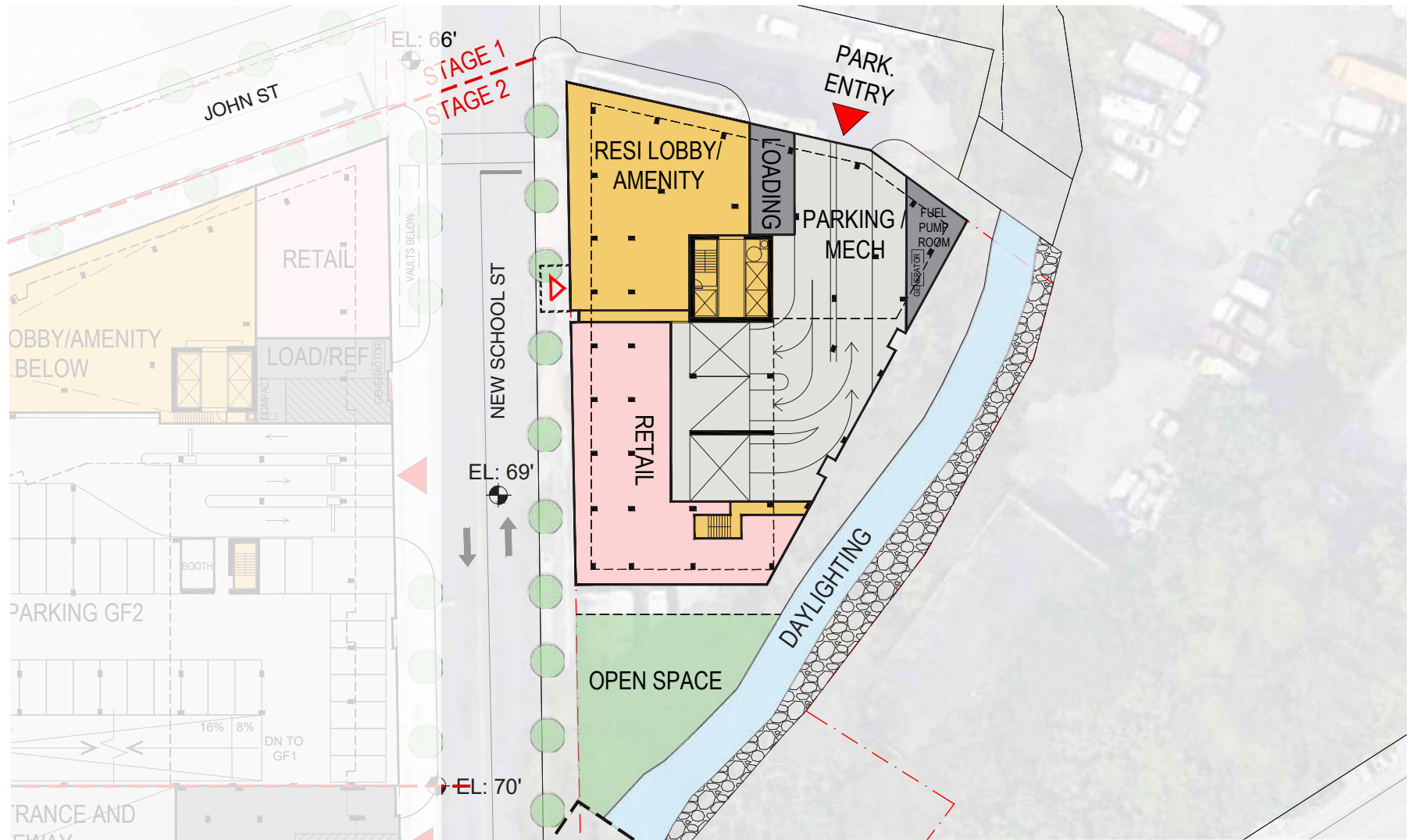






Chicken Island Building 5 Section Plan  
Figure 1-54





NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

Chicken Island Building 5 Ground Floor Plan  
Figure 1-55

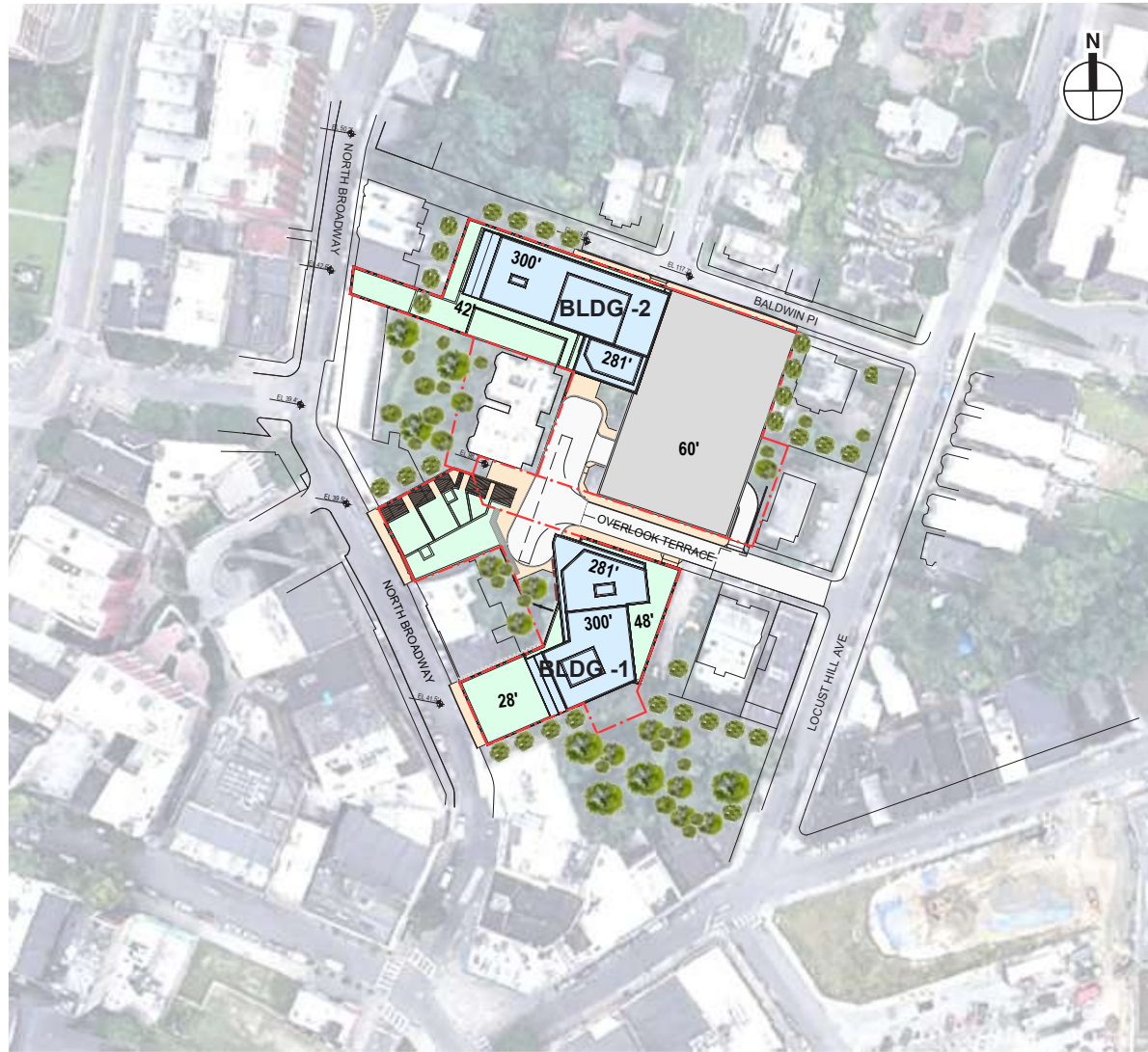






Chicken Island Project Rendering  
Looking south on New School Street  
**Figure 1-57**

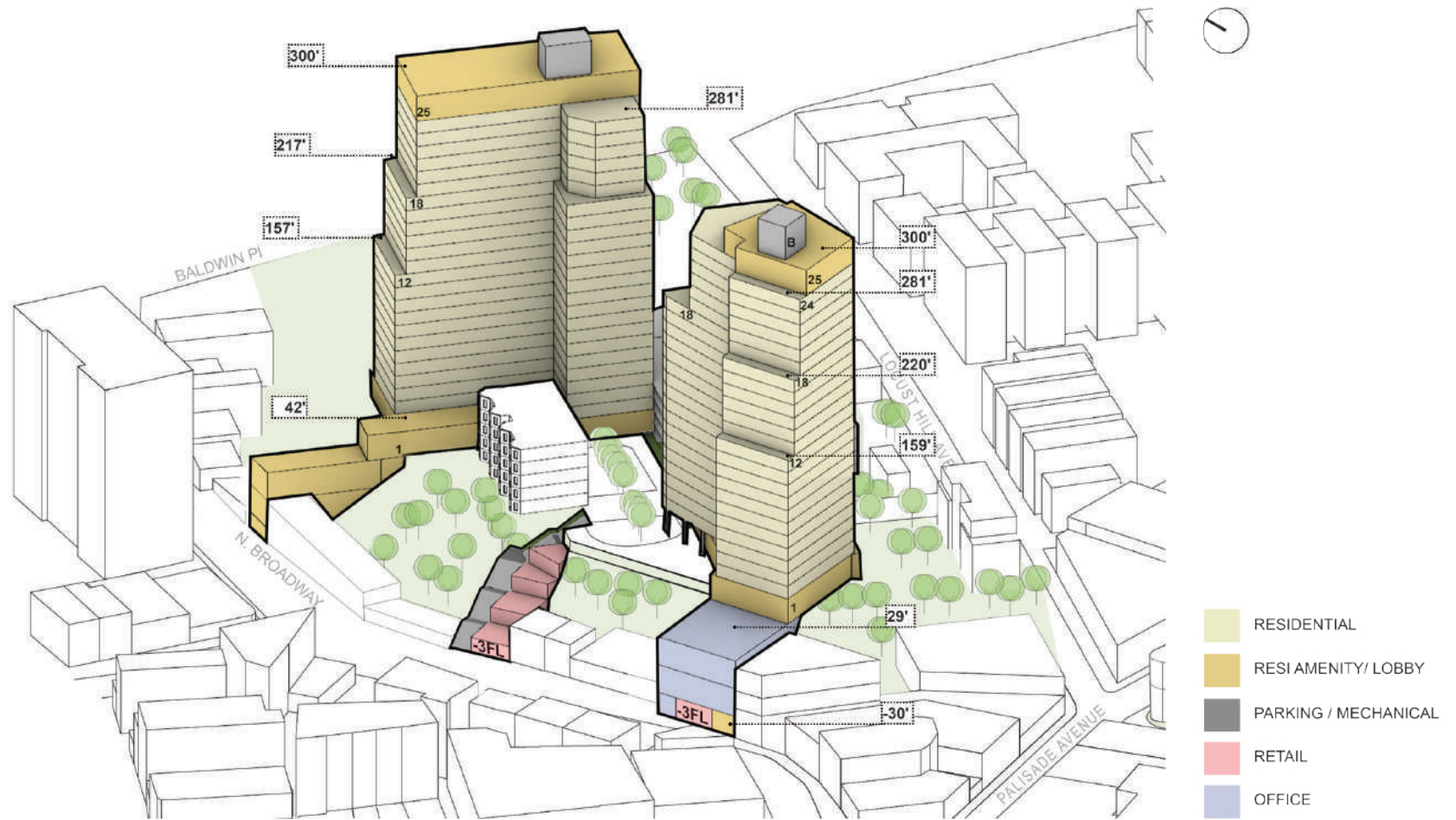


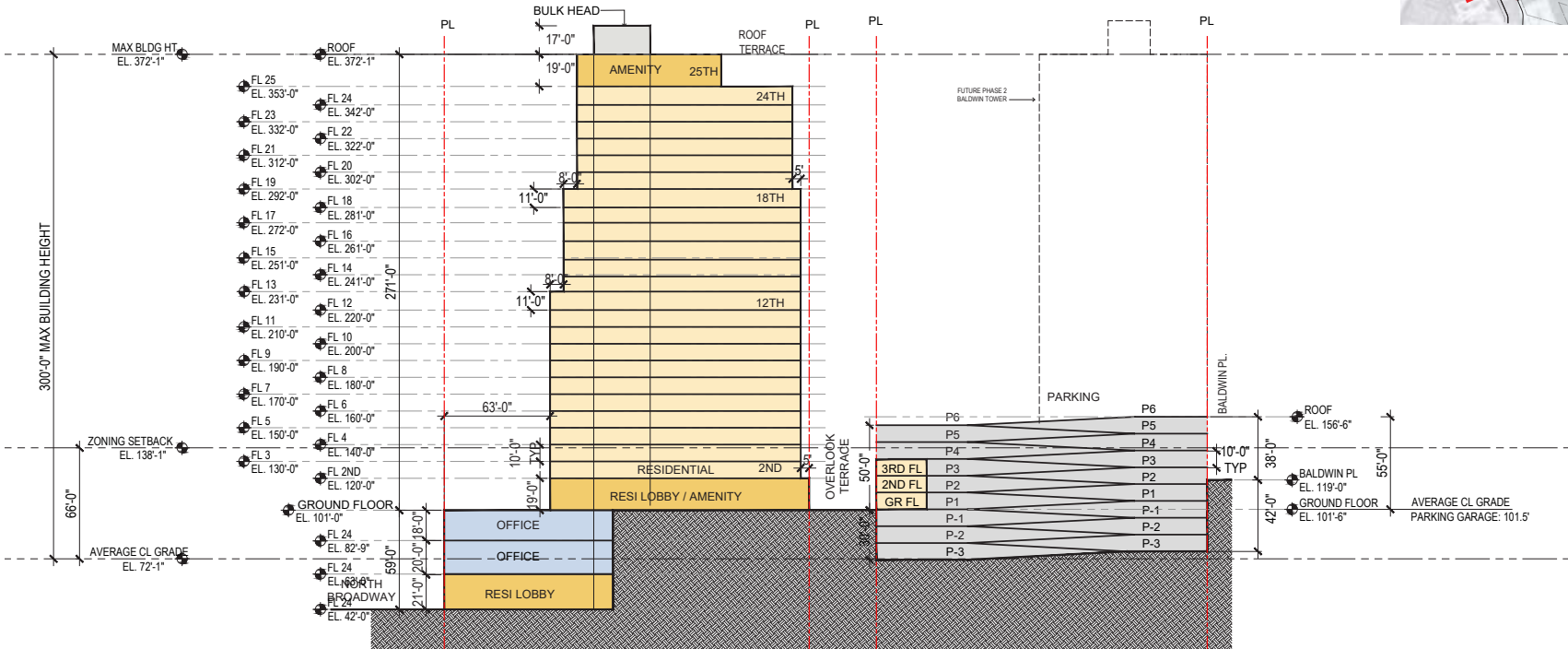


- |  |                   |  |                   |
|--|-------------------|--|-------------------|
|  | Project Site      |  | Sidewalk          |
|  | Residential Tower |  | Parking Structure |
|  | Podium            |  |                   |

\*Numbers indicate the building height  
\*The following concept drawings are for planning purposes only

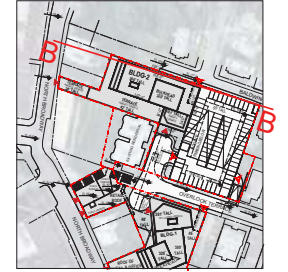
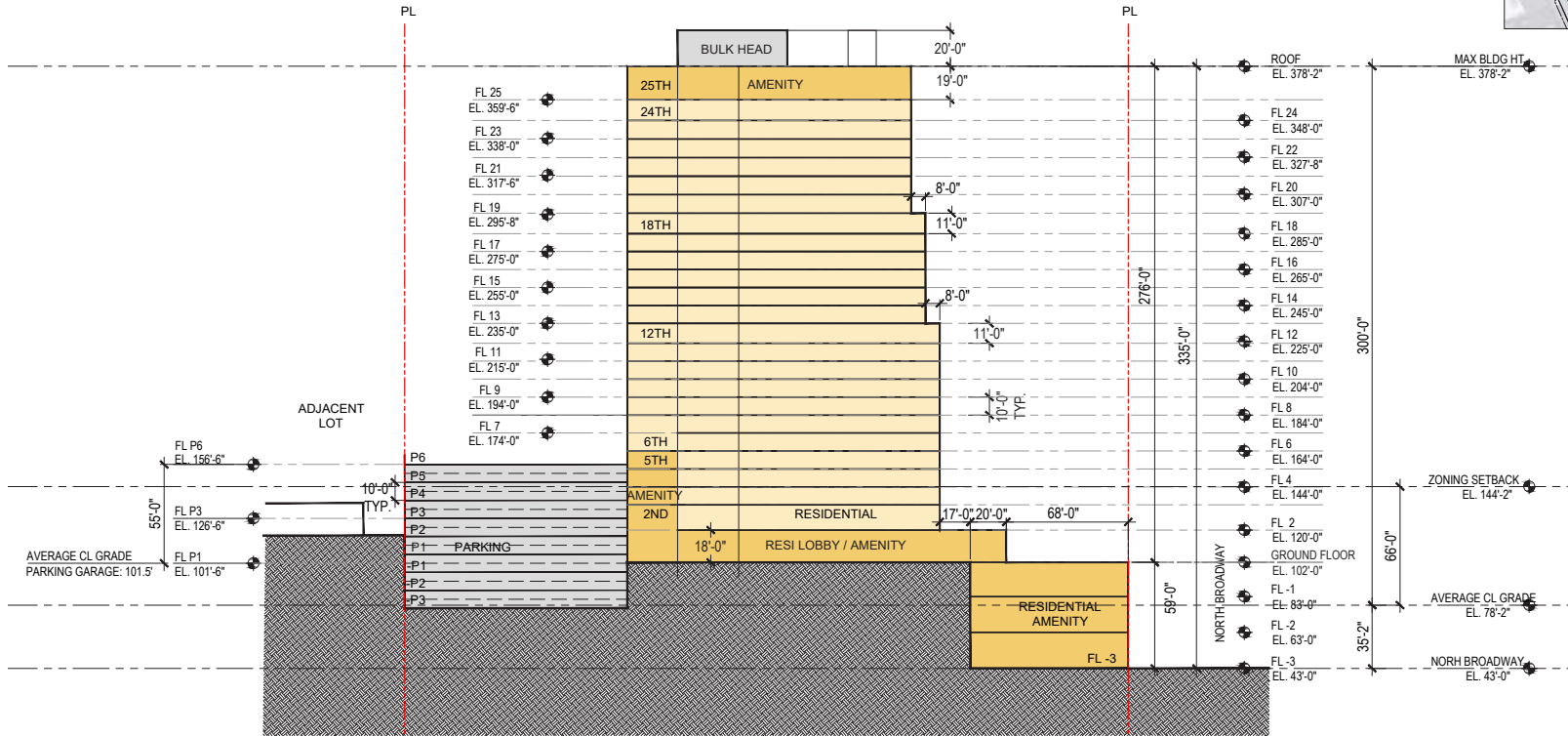






North Broadway Project Southern Tower Section  
Figure 1-60





North Broadway Project Northern Tower Section  
Figure 1-61



FOR ILLUSTRATIVE PURPOSES ONLY





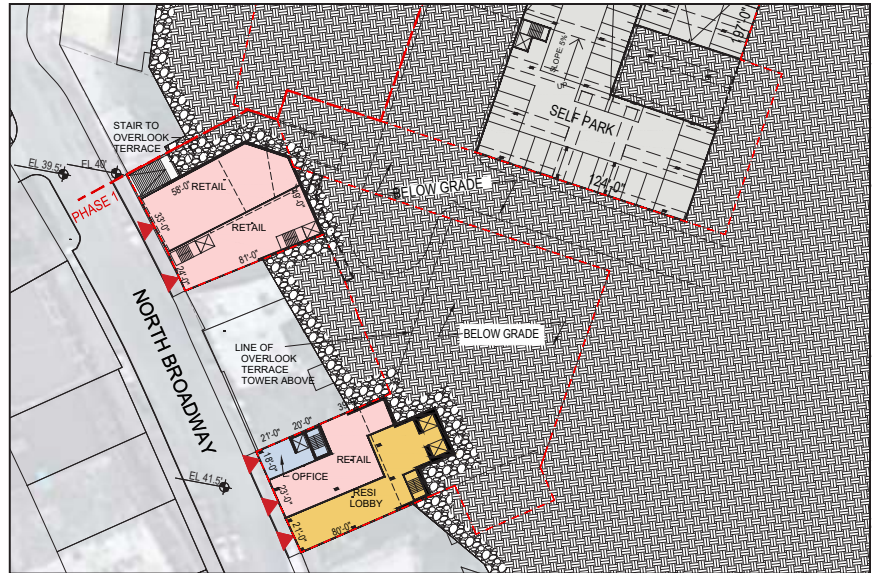
North Broadway Project Bird's Eye Rendering Looking East  
**Figure 1-63**



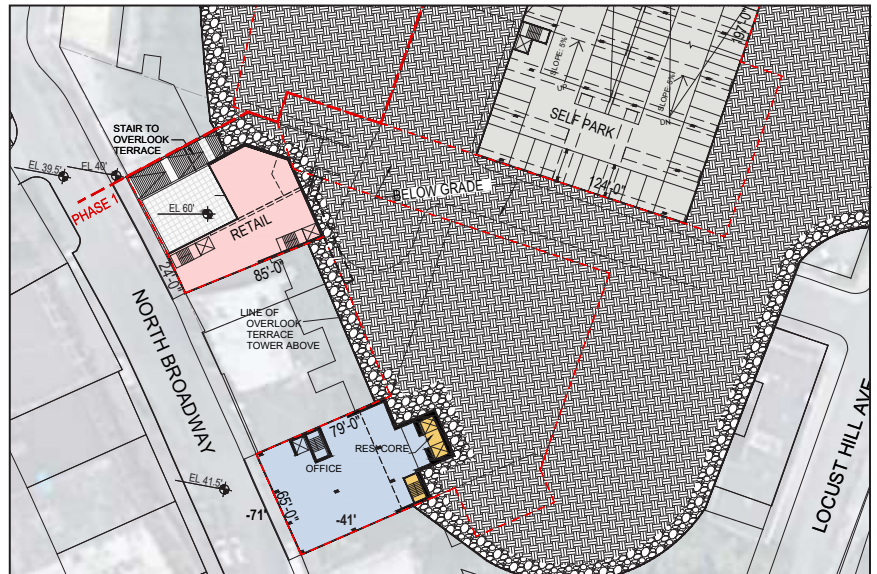




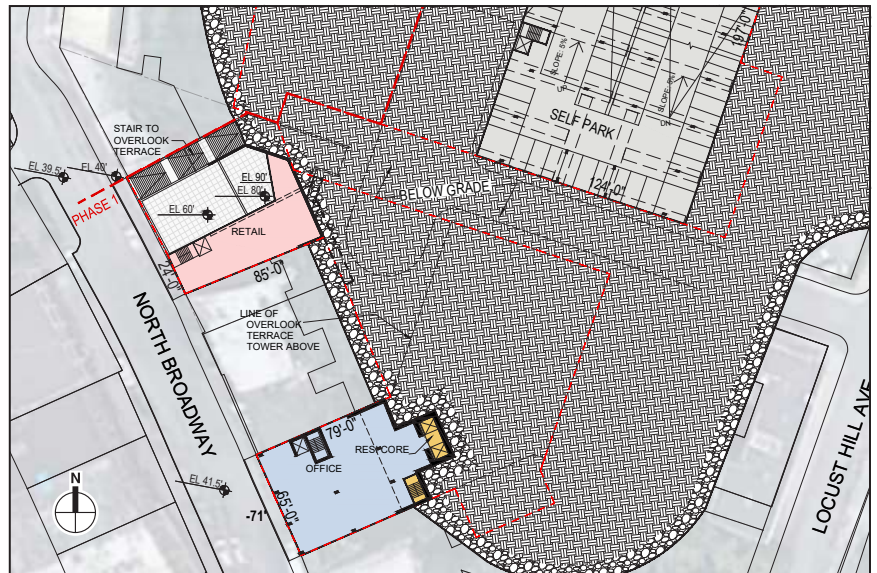
# NORTH BROADWAY GROUND FLOOR PLAN



## LEVEL 2



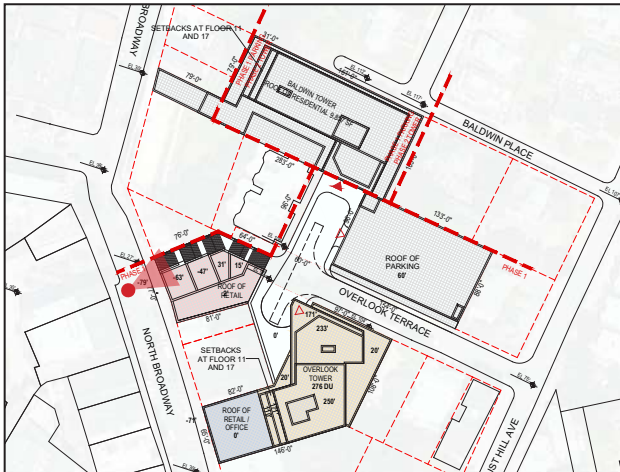
## LEVEL 3



Source: S9 Architecture

North Broadway Stage 1 Street-Level Plan

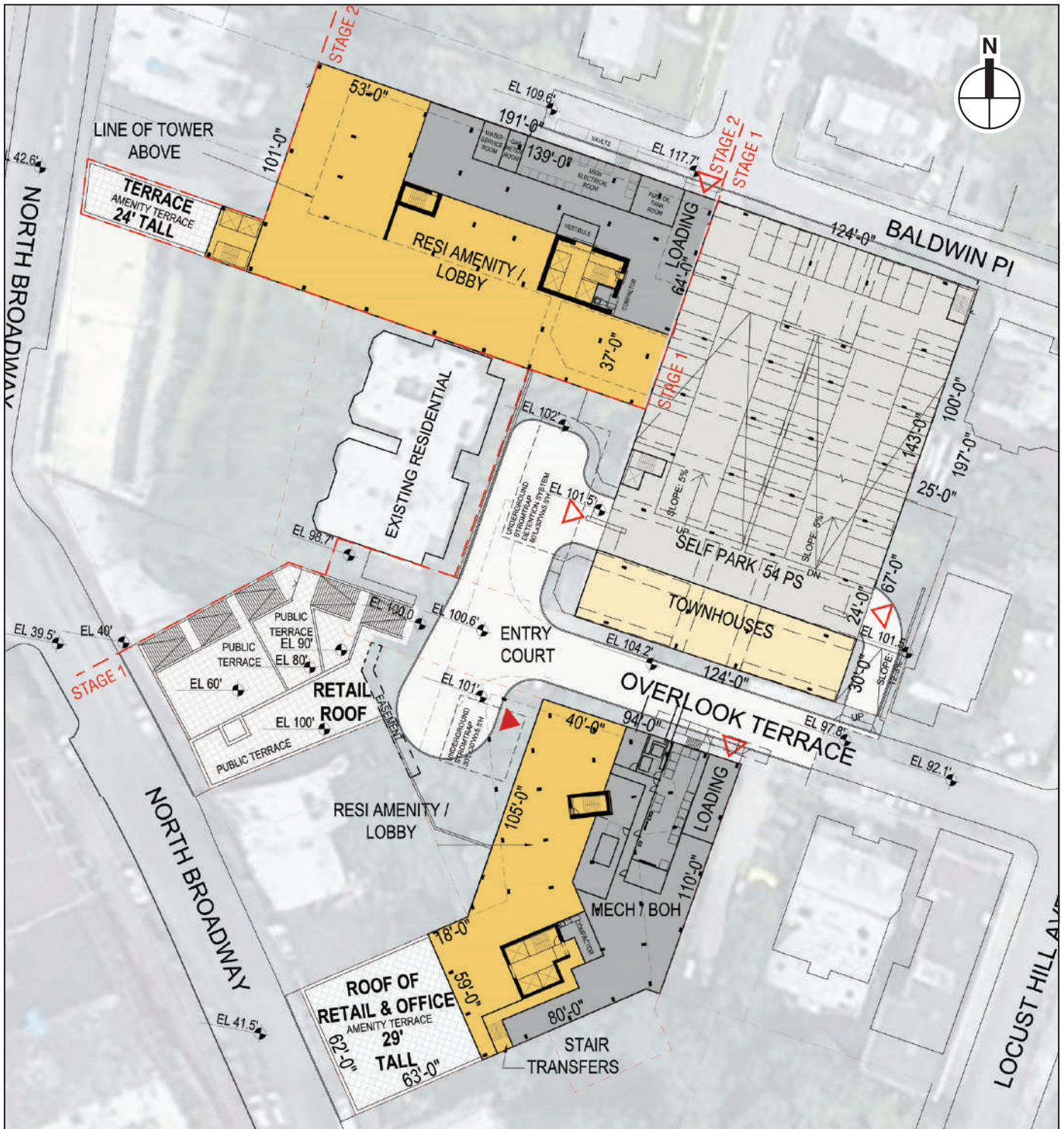




AMS YONKERS DOWNTOWN DEVELOPMENT

North Broadway Street-Level Rendering  
Figure 1-66

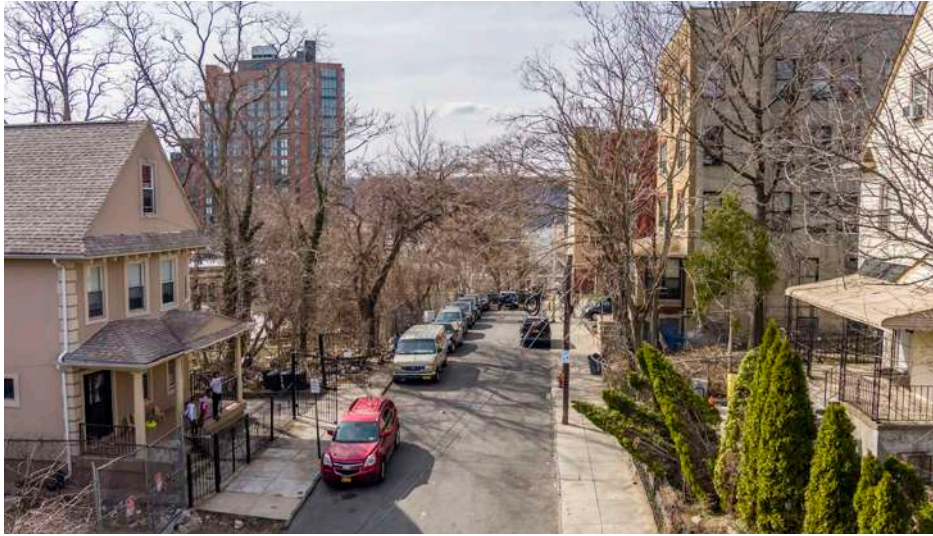




North Broadway Project Residential  
Ground Floor Plan

Figure 1-67





EXISTING



PROPOSED



North Broadway Project Rendering from  
Overlook Terrace Looking West  
**Figure 1-68**





Source: S9 Architecture





Source: S9 Architecture





North Broadway Project Rendering from  
Baldwin Place and Locust Hill Avenue  
**Figure 1-71**

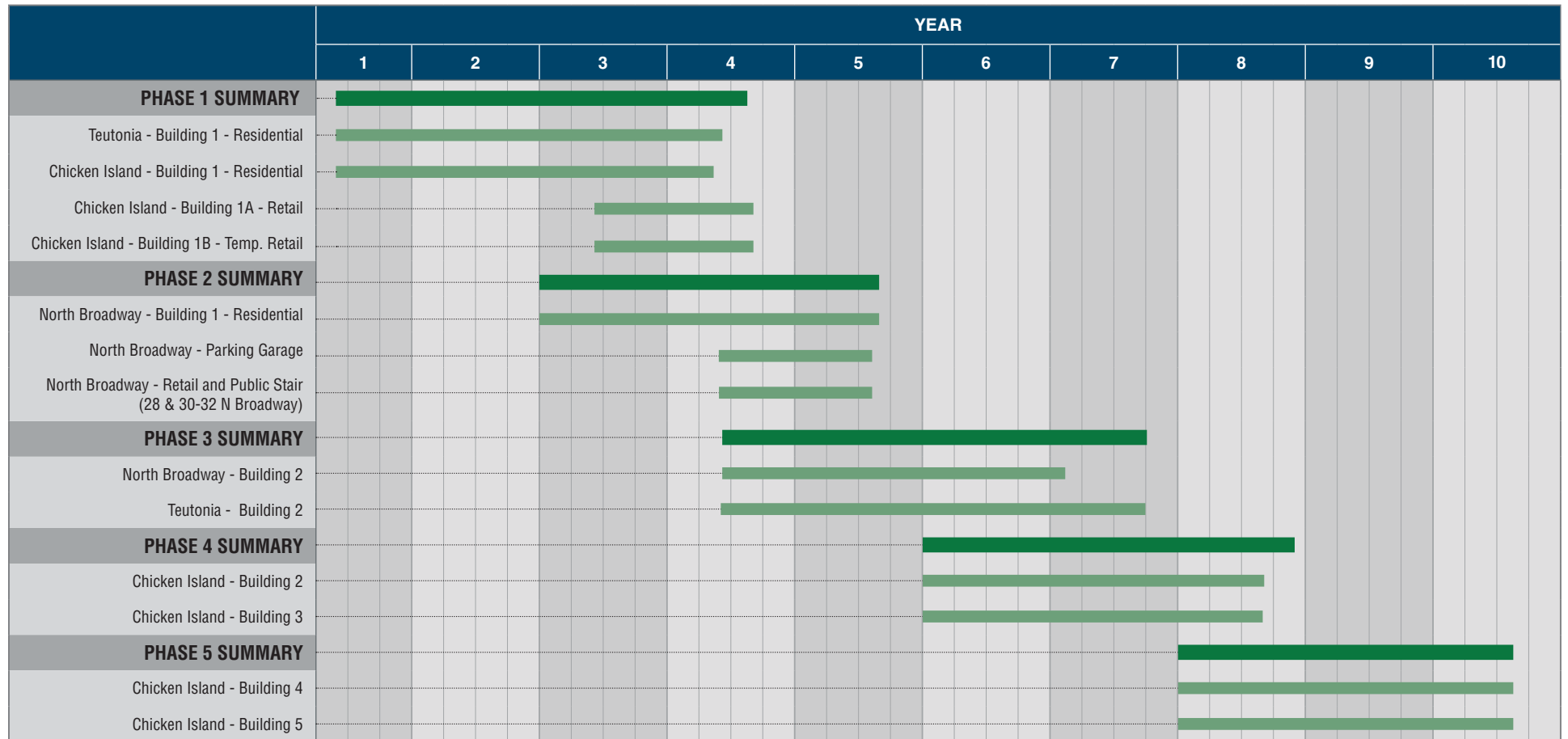


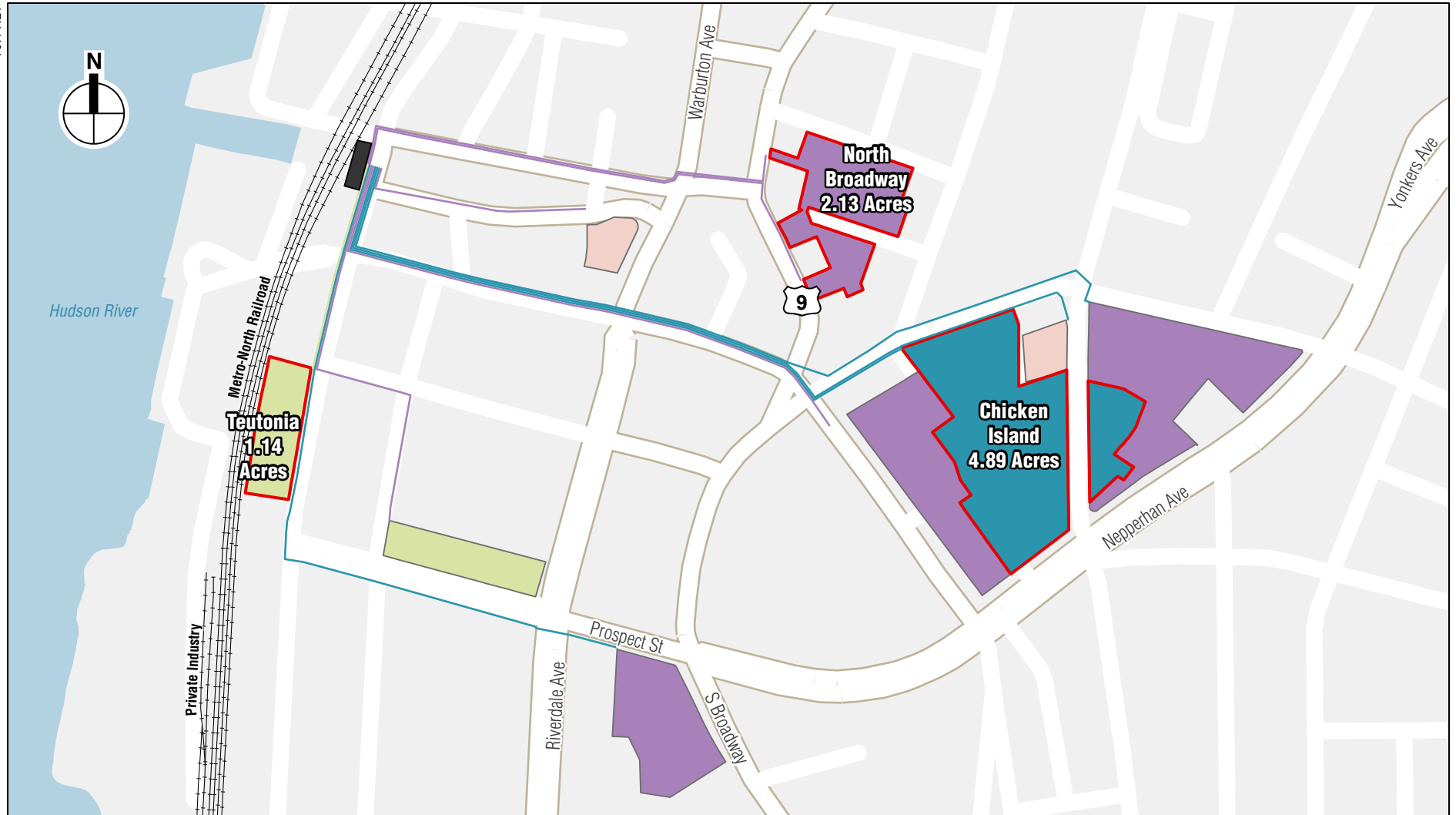
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Source: S9 Architecture

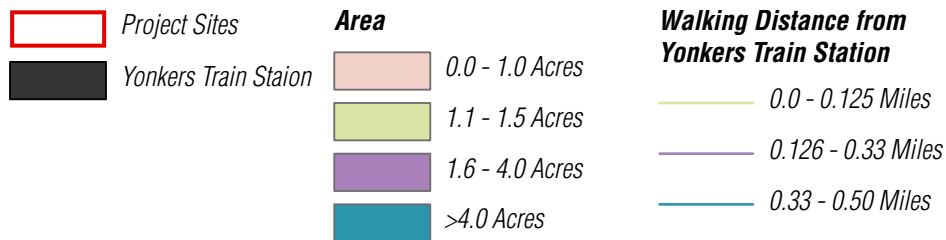






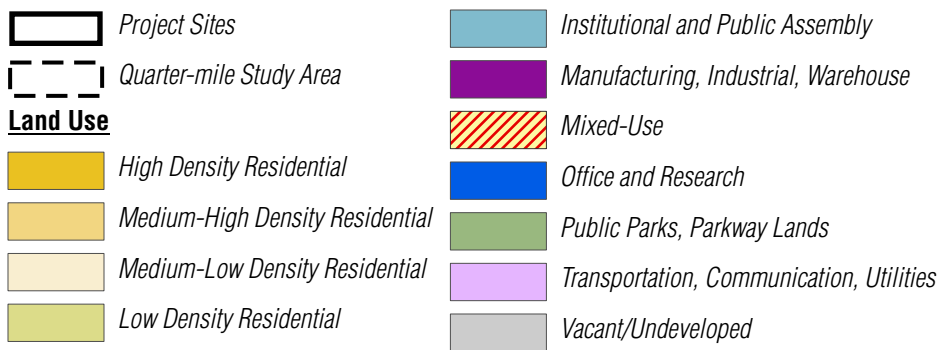
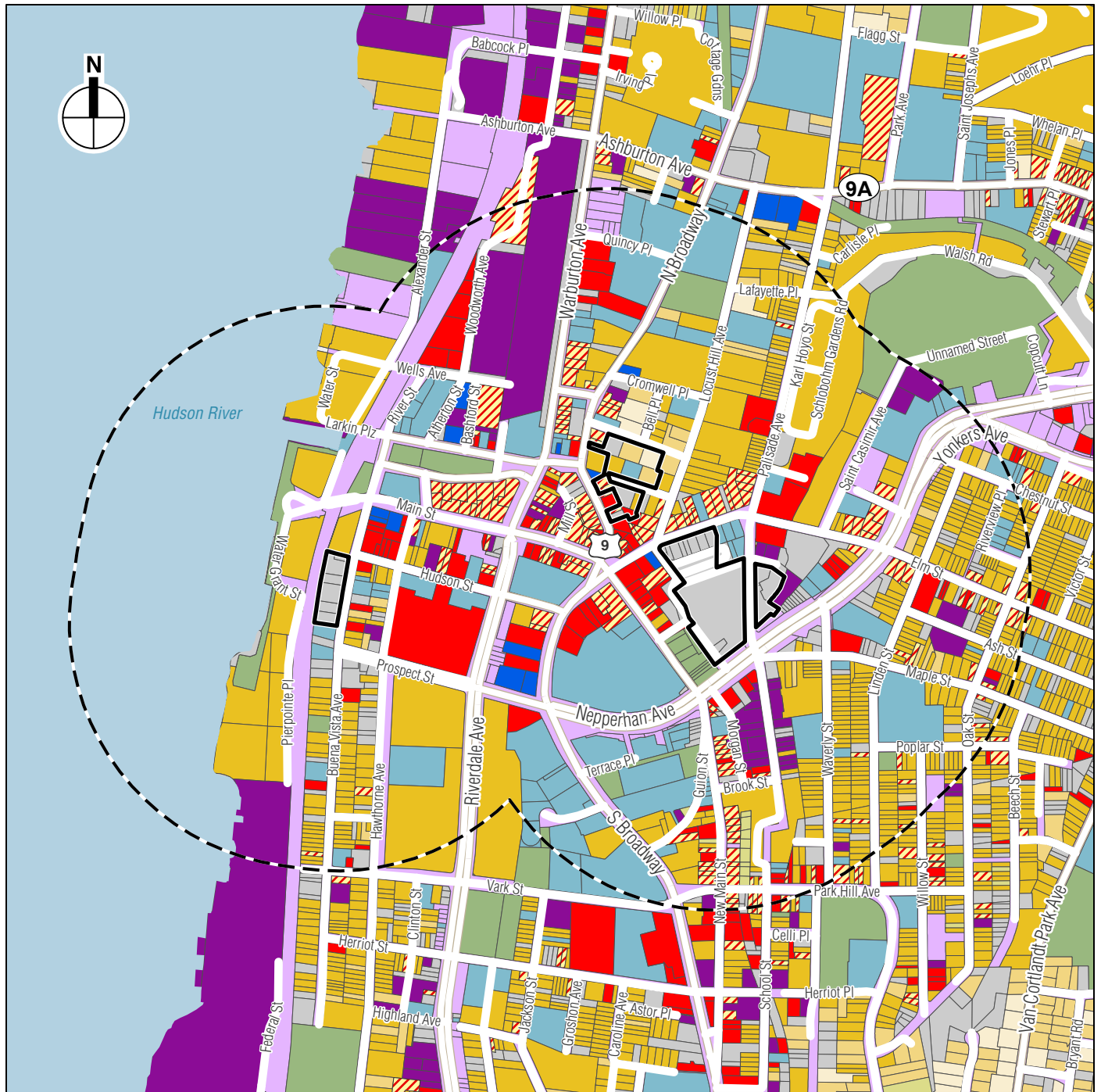


0 1,000 FEET



Size and Distance to Train Station For Parcels Zoned in the Maximum Height "Purple" District







Teutonia Site, looking west from Buena Vista Avenue toward railroad tracks and Hudson River waterfront **1**



Looking north on Buena Vista Avenue, with Teutonia Site to the left **2**



Looking south on Buena Vista Avenue, with Teutonia Site to the right **3**



Looking south on Buena Vista Avenue, with Teutonia Site to the right **4**





Chicken Island Site (Palisade Avenue Parcel), looking west from New School Street, with Yonkers City Hall in the background center

5



Palisade Avenue, looking west from New School Street

6



Nepperhan Avenue, looking east from New Main Street

7



Looking north from Nepperhan Avenue at New Main Street, with Daylighted Saw Mill River park in the foreground, rear surface parking for uses along New Main Street in the background, and the Chicken Island Site to the right

8

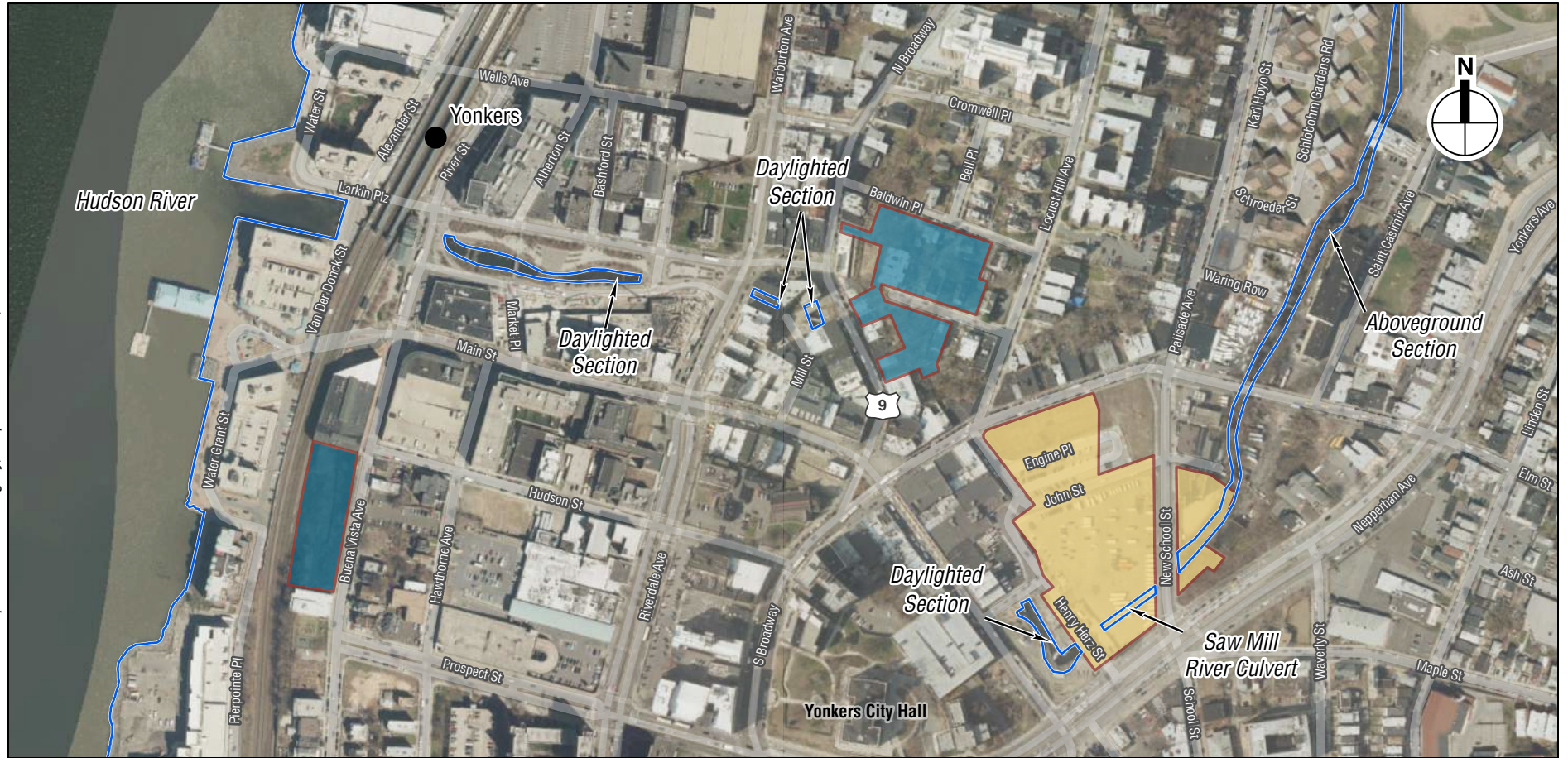


New School Street Parcel

9



Data source: Nearmap US Vertical Imagery, Acquired: October 4, 2020



**Project Sites**

- Chicken Island
- North Broadway
- Teutonia

Surface Water





North Broadway, looking north from Manor House Square 10



Overlook Terrace, looking west 11



Baldwin Place, looking west 12



Locust Hill Avenue, looking south toward Baldwin Place and Overlook Terrace 13



Main Street, looking east from Market Place toward Getty Square **14**



Hudson River waterfront, looking north along Esplanade, with the pier in the background **15**

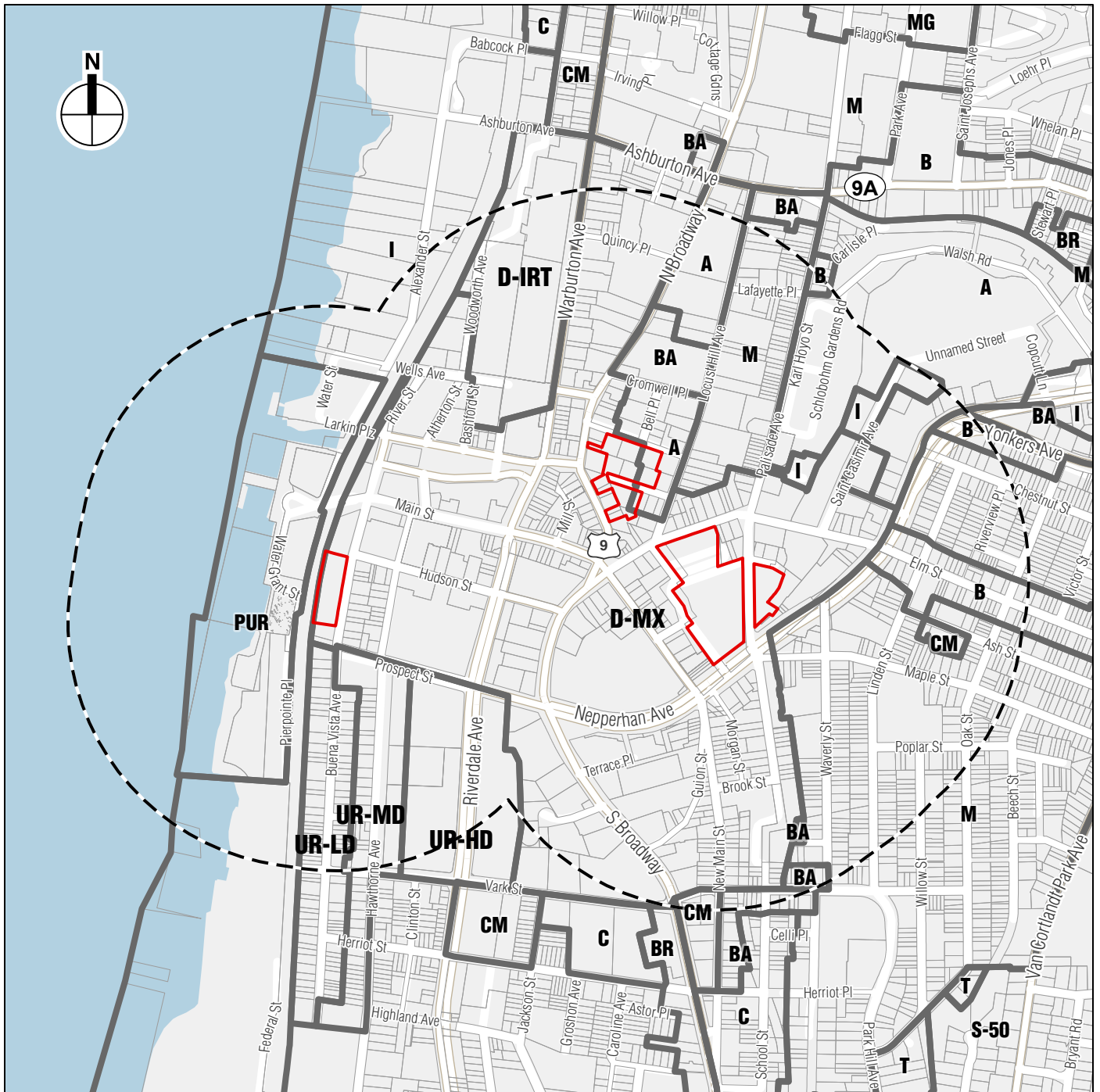


Yonkers Train Station, looking north along Buena Vista Avenue **16**



Larkin Plaza, looking east along Dock Street, with Van der Donck Park in the foreground and new high-rise residential development in the background **17**





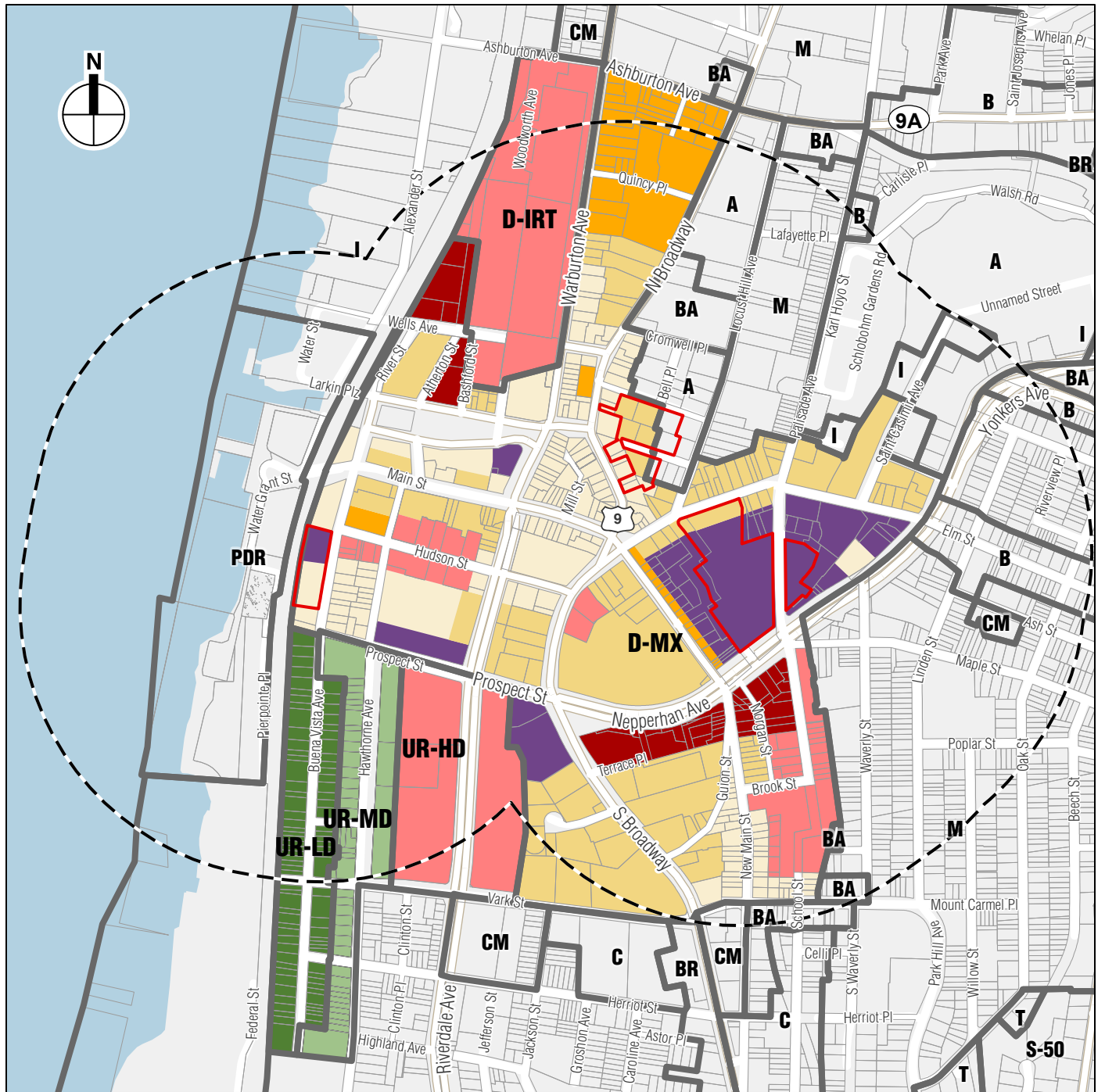
- Project Sites
- Quarter-mile Study Area

Zoning Districts

### Zoning District Names

- A - Elevator Apartment, High Density
- B - Neighborhood Business & Apts.
- BA - General Business and Apt. Housing
- BR - Restricted Business, Residence
- C - Wholesale Business and Storage
- CM - Commercial, Storage, Light Manufacturing

- I - Industry, Residences Excluded
- M - Apartment Houses, Medium Density
- MG - Apartment Houses, Low Density
- PUR - Planned Urban Redevelopment
- S-50 - Detached 1 Family Dwelling
- T - 2 Family Dwellings



- Project Sites
- Zoning Districts
- Quarter-mile Study Area

#### Permitted Max Heights

	35 feet		120 feet
	50 feet		150 feet
	66 feet		200 feet
	100 feet		250 feet

#### Zoning District Names

- A - Elevator Apartment, High Density
- B - Neighborhood Business & Apts.
- BA - General Business and Apt. Housing
- BR - Restricted Business, Residence
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I - Industry, Residences Excluded

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PDR - Planned Urban Redevelopment

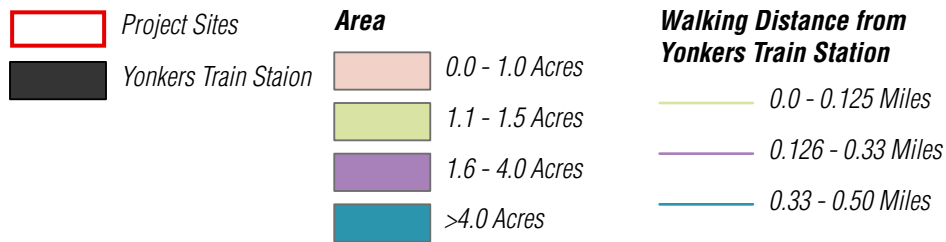
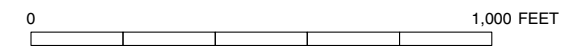
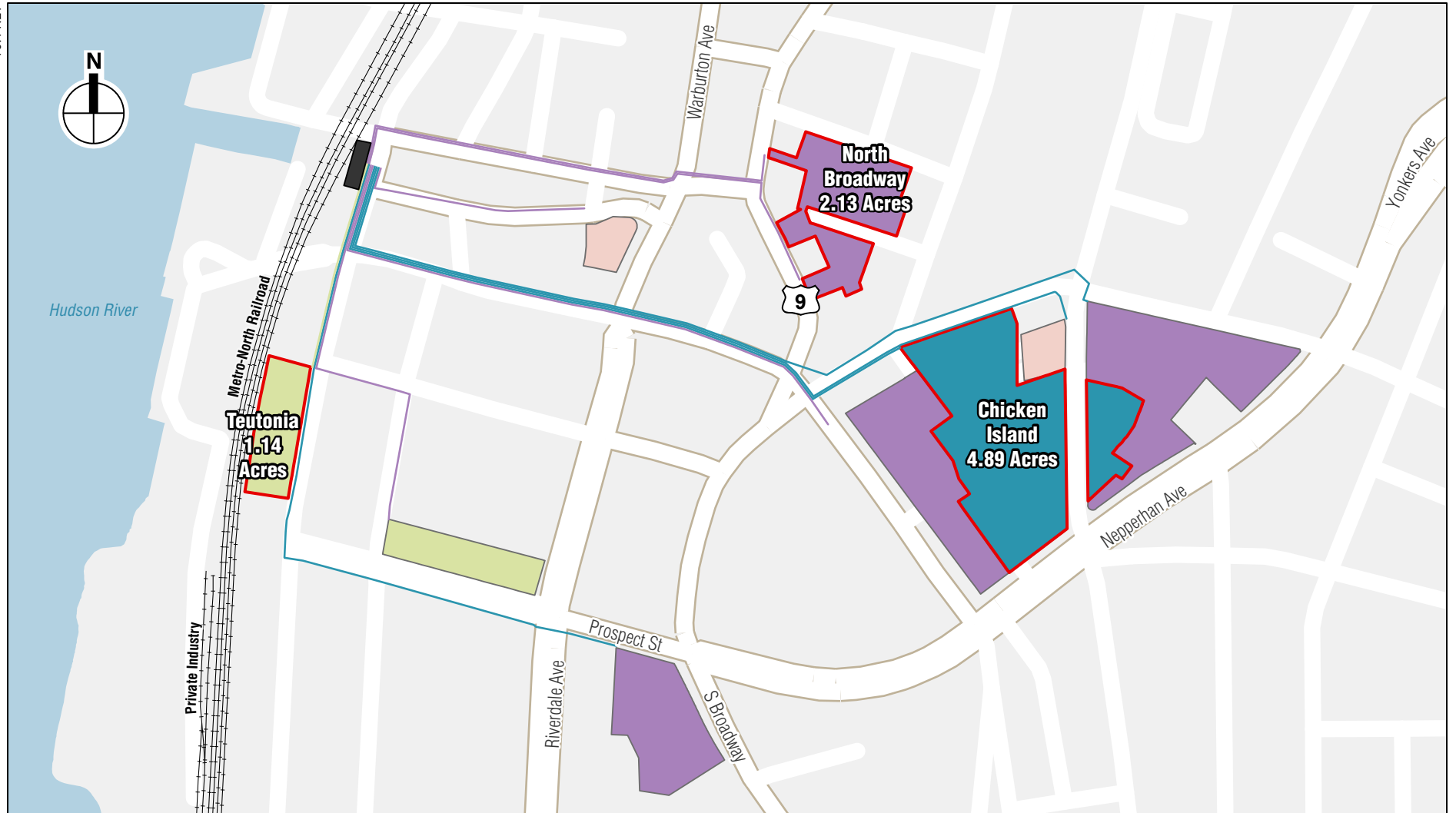
S-50 - Detached 1 Family Dwelling

T - 2 Family Dwellings

Permitted Maximum Heights

Figure 2-8





Size and Distance to Train Station For Parcels Zoned in the Maximum Height "Purple" District