

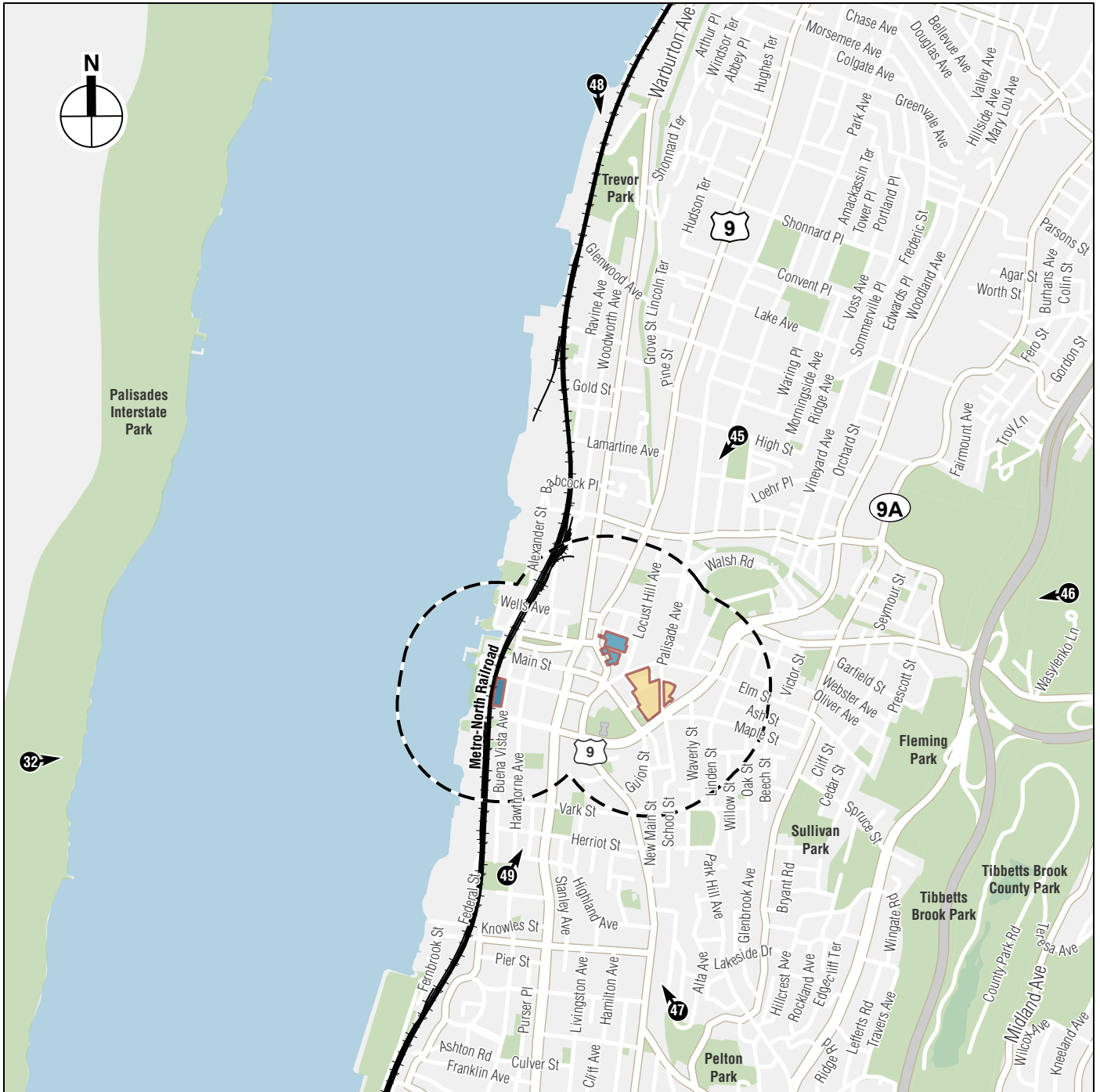


- Chicken Island
- North Broadway
- Teutonia

Quarter-mile Visual Impact Study Area

Photograph View Direction and Reference Number

Note: see Figure 3-2 for photo location 32



- Chicken Island
- North Broadway
- Teutonia
- Quarter-mile Study Area
- Photograph View Direction and Reference Number

Photograph Locations - Additional Vantage Points



The Teutonia Site, fronting Buena Vista Avenue 1



Buena Vista Avenue, north of the Teutonia Site 2



73 Buena Vista Avenue, south of the Teutonia Site 3



Residential neighborhood across Buena Vista Avenue from the Teutonia Site 4

Community Character Photographs Proximate to Teutonia Site



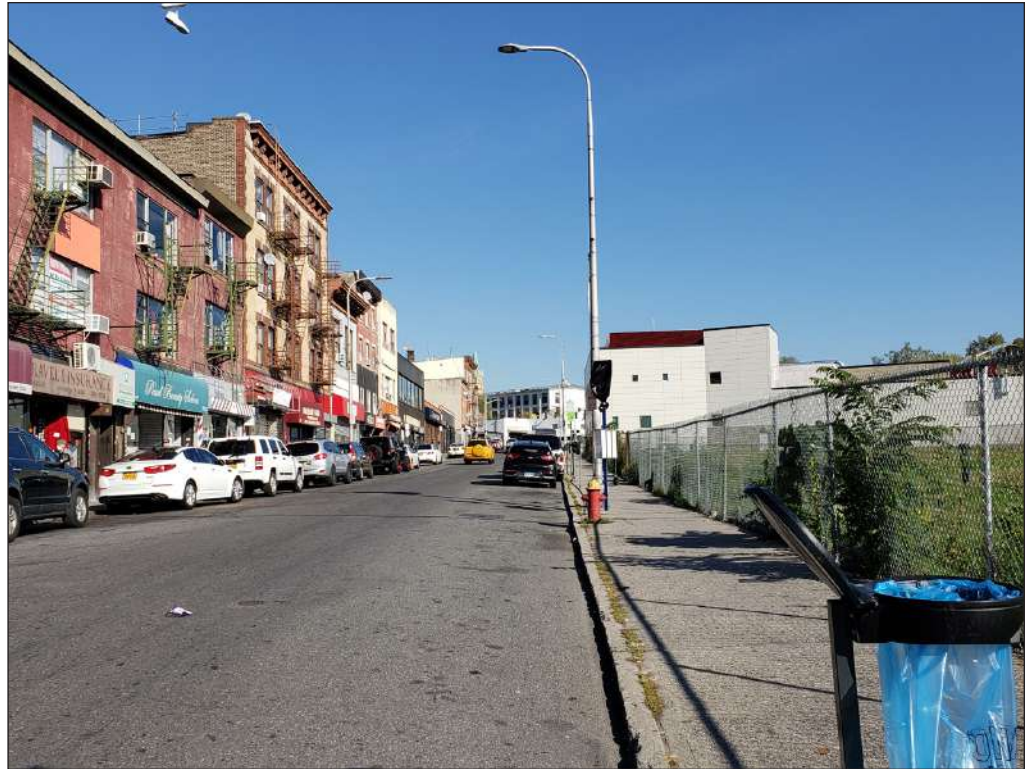
The corner of Hudson Street and Buena Vista Avenue, near the Teutonia Site 5



Palisade Avenue Parcel on the Chicken Island Site 6



New School Street Parcel 7



Low-rise commercial buildings along Palisade Avenue 8



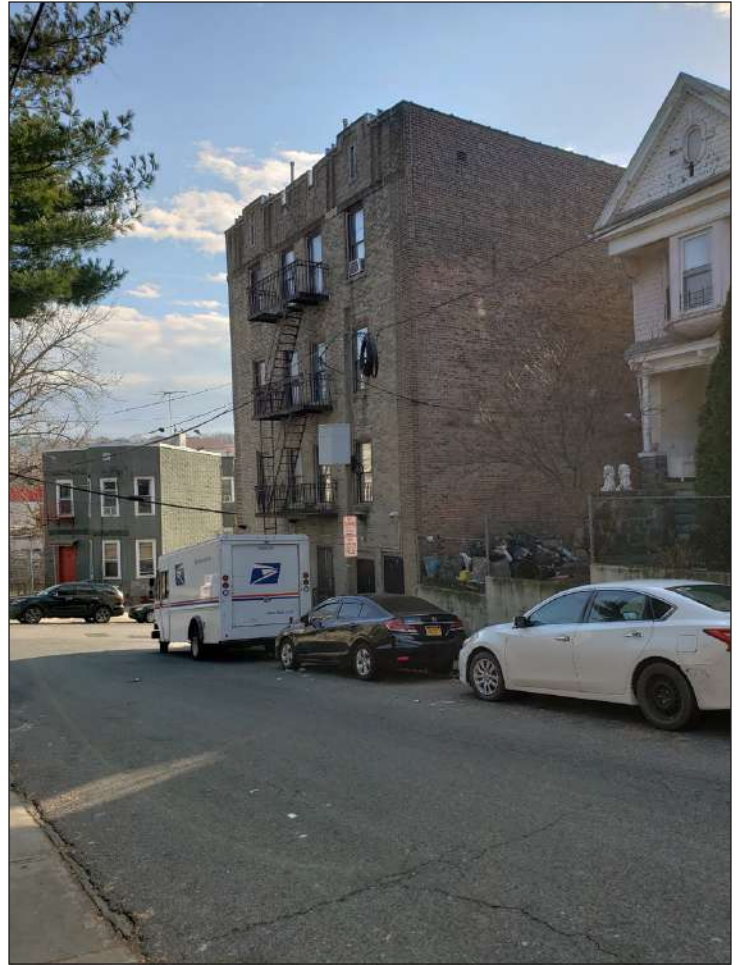
View south of the Chicken Island Site and James Street, from Palisade Avenue 9



View north of the Chicken Island Site from Nepperhan Avenue 10



View north on New Main Street 11



View east on Overlook Terrace 12



View south on North Broadway 13

Community Character Photographs
Proximate to North Broadway Site
Figure 3-5a



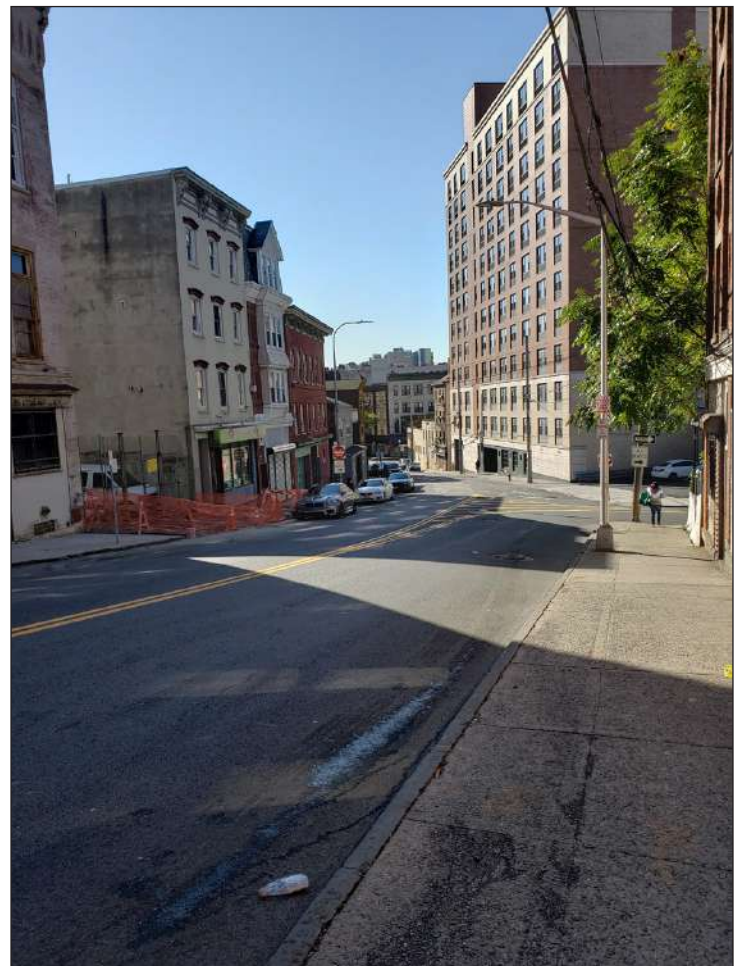
View west on Baldwin Place 14



View north on Locust Hill Avenue 15



View north on North Broadway 16



View south on North Broadway 17



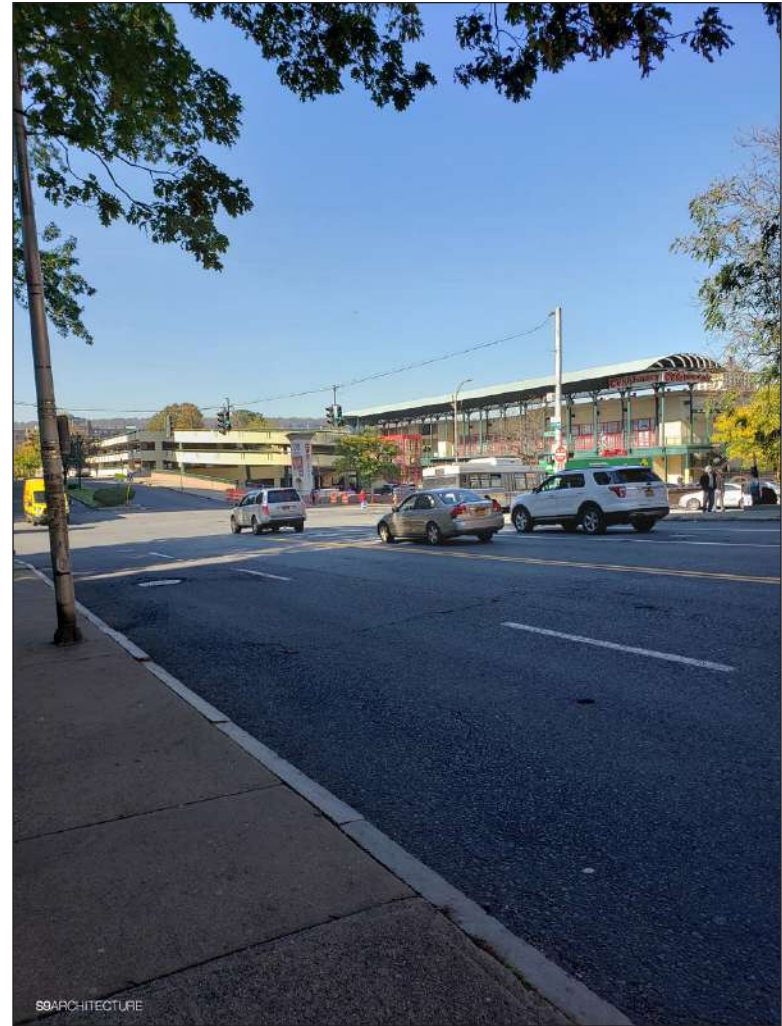
View west at North Broadway and Manor House Square 18



View west on Main Street 19



View west on Prospect Street 20



View northwest from Prospect Street and Riverdale Avenue 21



View northeast from Prospect Street near Riverdale Avenue 22



View west on Hudson Street 23



View west from Getty Square 24



View south from Getty Square, to South Broadway 25



View west from City Hall 26



View east on Nepperhan Avenue, including City Hall to the north and a pedestrian bridge crossing the Avenue 27



View east of Van Der Donck Park 28



Mixed residential development overlooking Van Der Donck Park 29



Esplanade Park and mid-rise residential buildings on the waterfront 30



View east from the Waterfront, showing the raised railroad tracks separating the waterfront from Downtown 31



Palisades Park, New Jersey, view east towards Yonkers 32



View southeast from Habirshaw Park 33

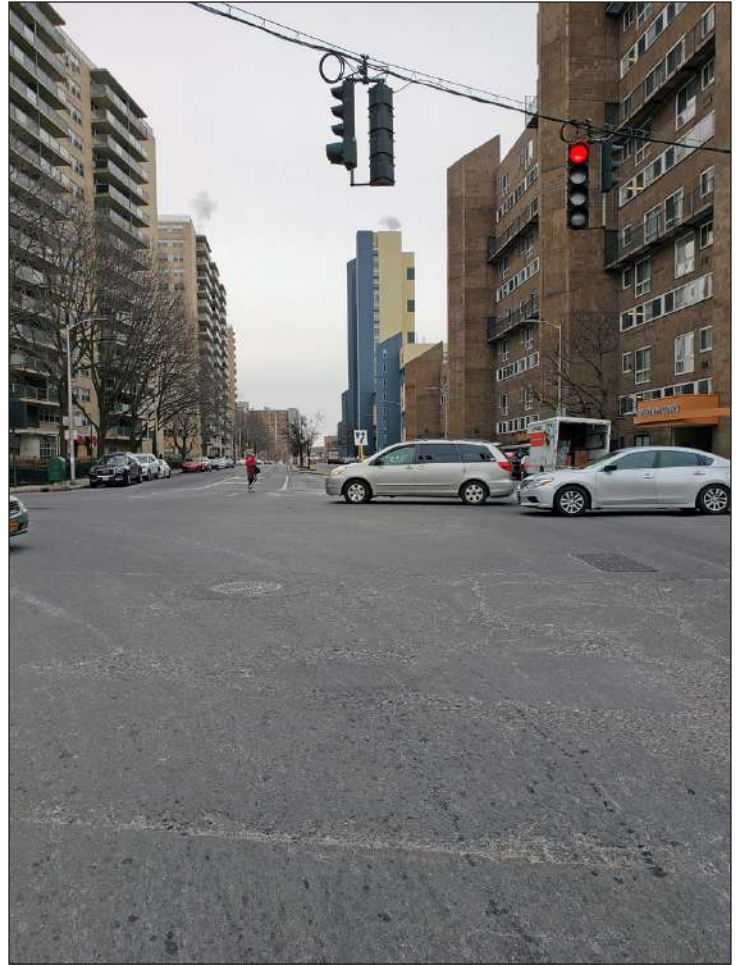


Residential buildings lining Buena Vista Avenue 34



Buena Vista Avenue, south of Prospect Street, looking east 35

Study Area: Residential Neighborhoods
south of Nepperhan Avenue



View south on Riverdale Avenue 36



View south on Riverdale Avenue from Intersection with Hudson Street 37

Study Area: Residential Neighborhoods south of Nepperhan Avenue



Locust Hill Avenue, view south 38



House on Overlook Terrace 39



Cromwell Place, view from North Broadway 40



View north of Philipse Manor Hall. Buildings on Warburton Avenue in the Philipse Manor Historic District are on the right 41



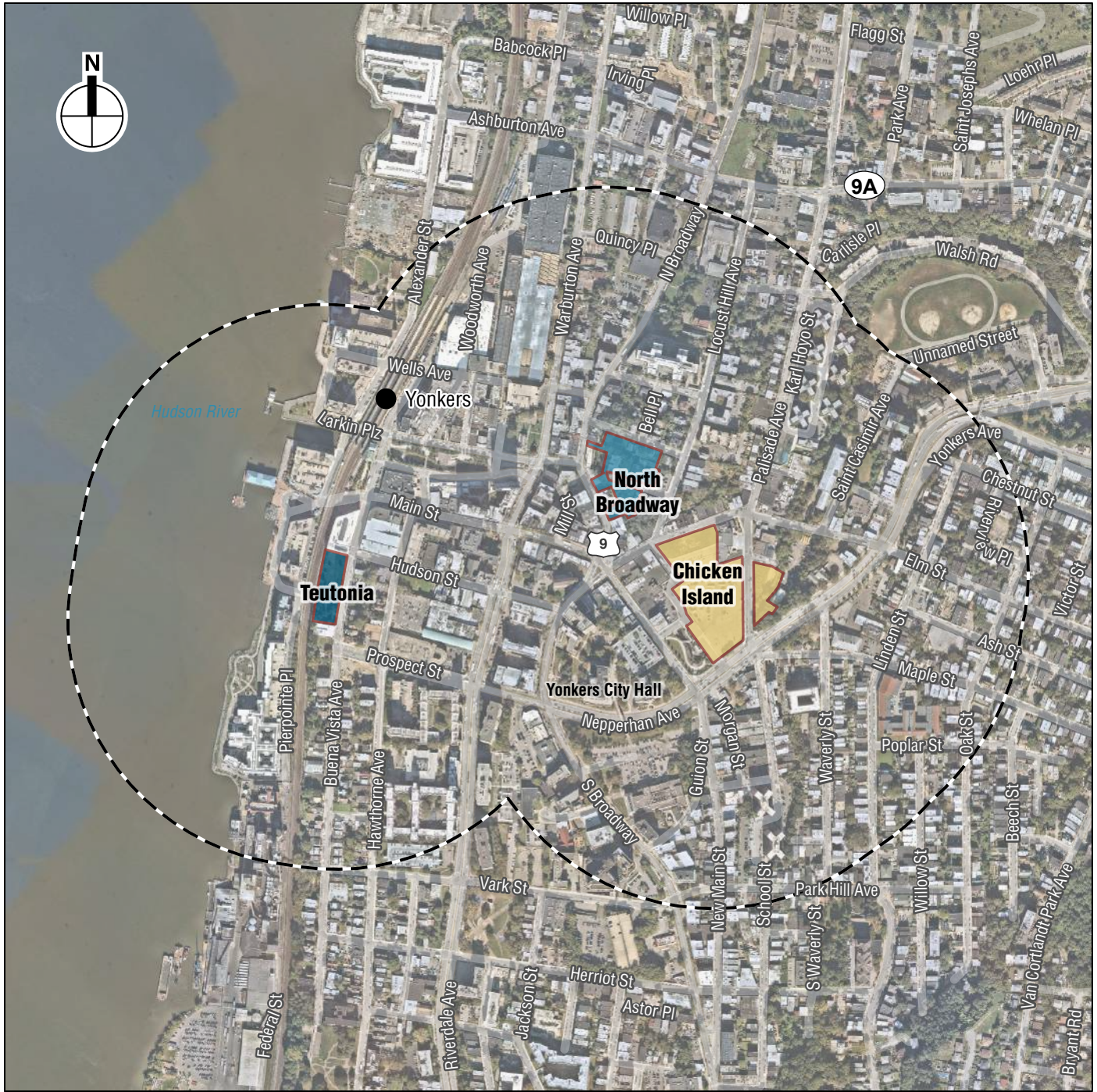
View north on Bell Place, looking to Cromwell Place, including properties in the Bell Place – Locust Avenue Historic District 42



War Memorial Park, view southwest 43



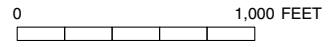
Pitkin Park, view southwest 44



 Quarter-mile Visual Impact Study Area

Project Sites

-  Chicken Island
-  North Broadway
-  Teutonia



Visual Impact Study Area Aerial



Grant Park, view south from the park 45



Dunwoodie Golf Course, view west 46



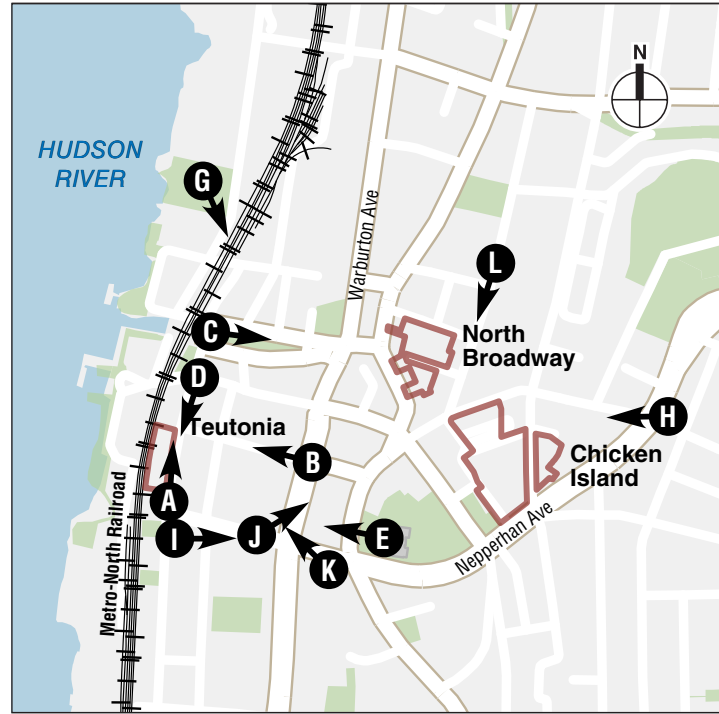
Park Hill, Sutherland Park, view northwest 47



JFK Marina, view southeast 48

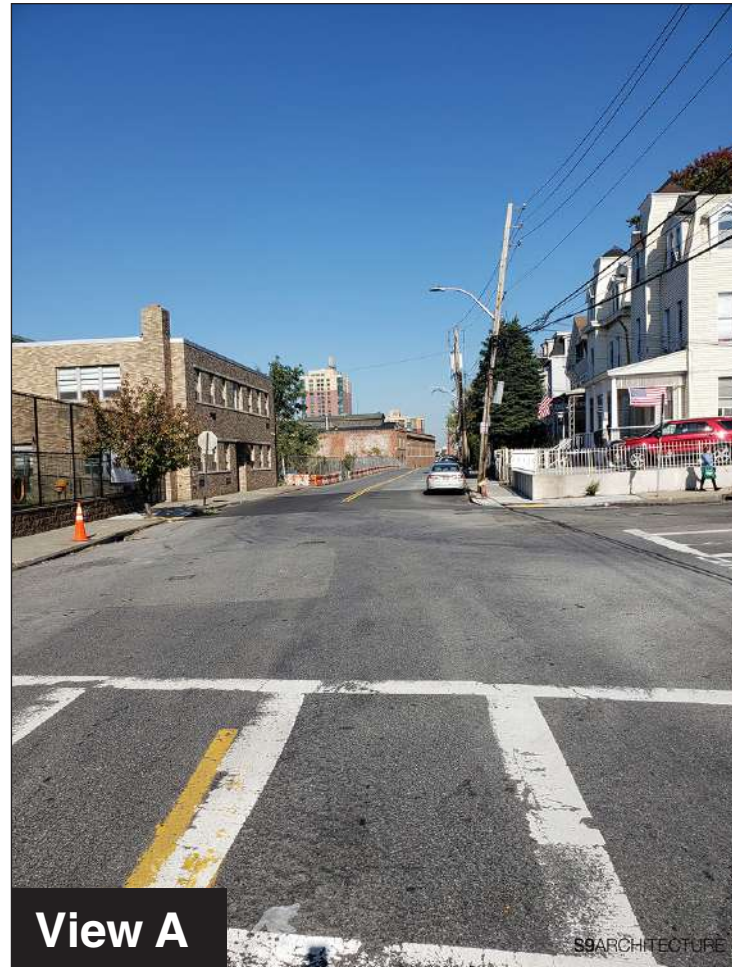


Anthony O'Boyle Memorial Park, view northeast 49

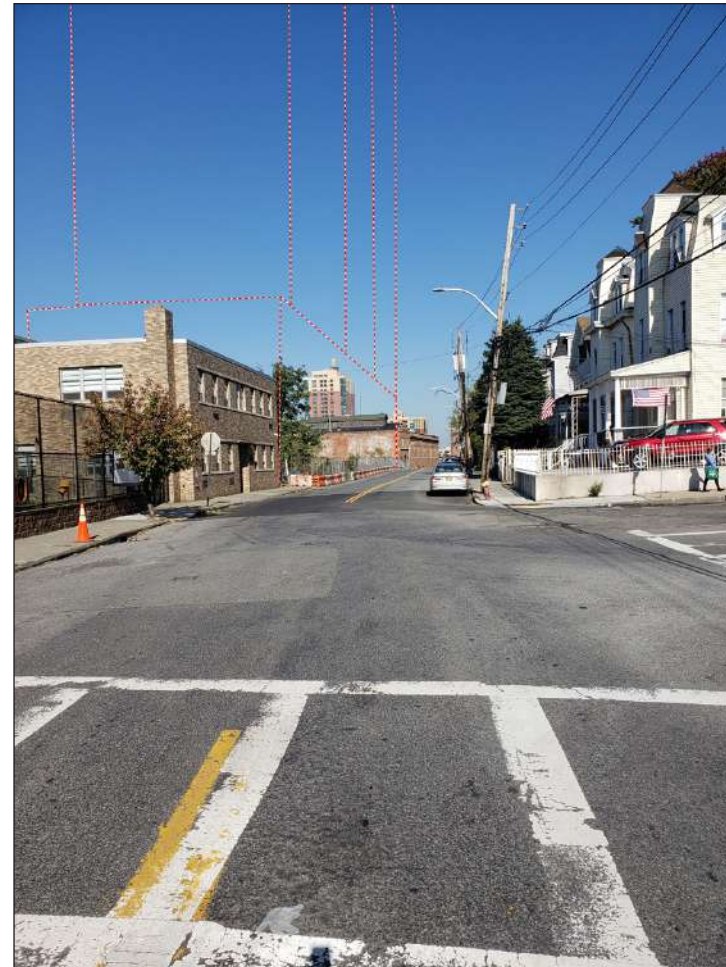


Project Site

Photo Key



Before



Maximum Envelope



After



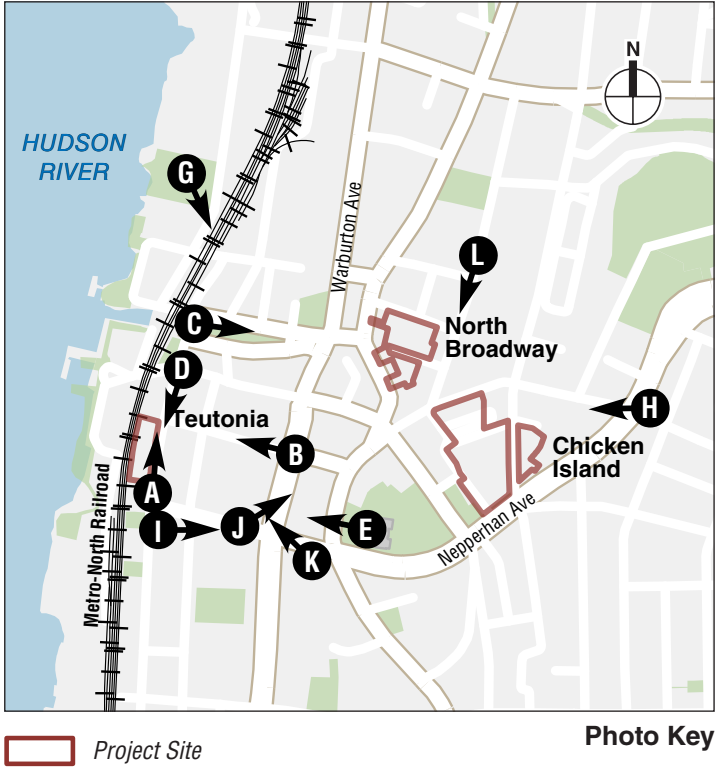
Before



Maximum Envelope



After



Before

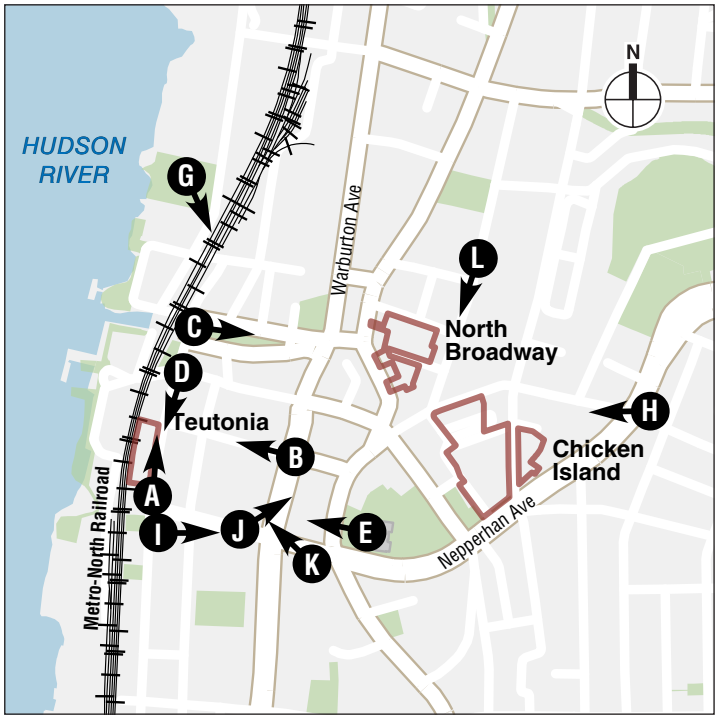


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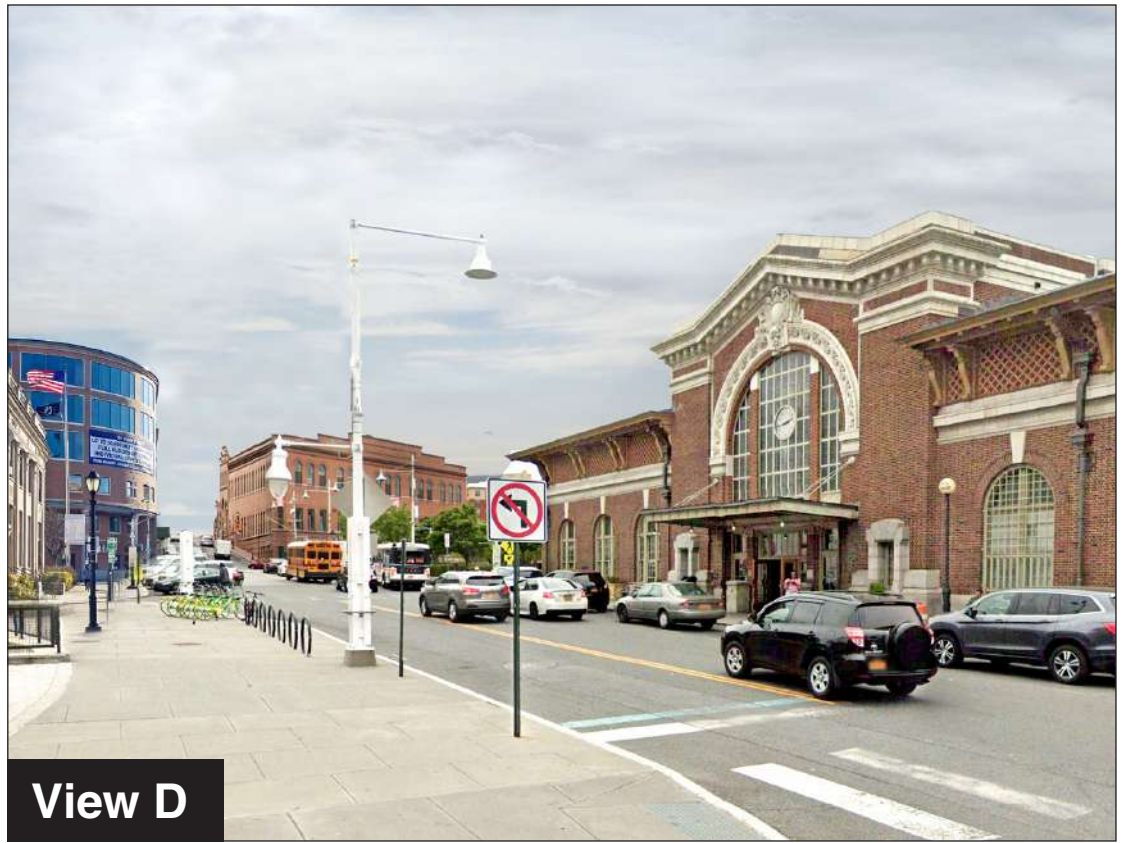
After

View C: Van der Donck Park, view east to North Broadway Site
Figure 3-9c



Project Site

Photo Key



View D

Before

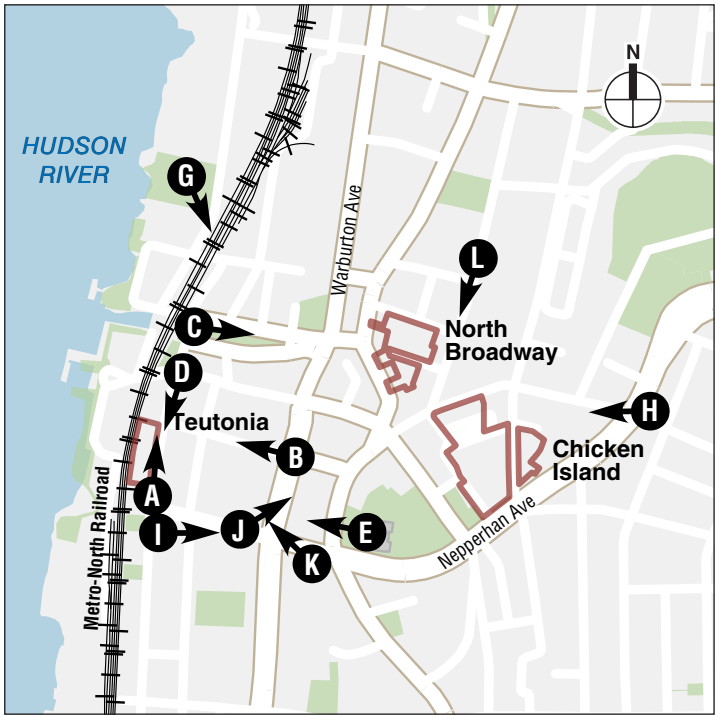


Maximum Envelope



After

Build Condition
View D: Buena Vista Avenue and Main Street, view south to Teutonia Site



Project Site

Photo Key



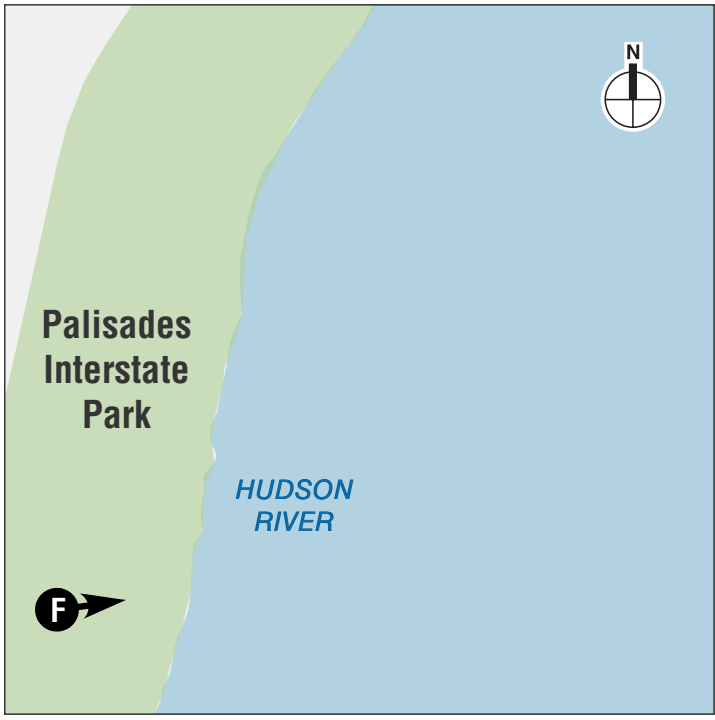
Before



Maximum Envelope

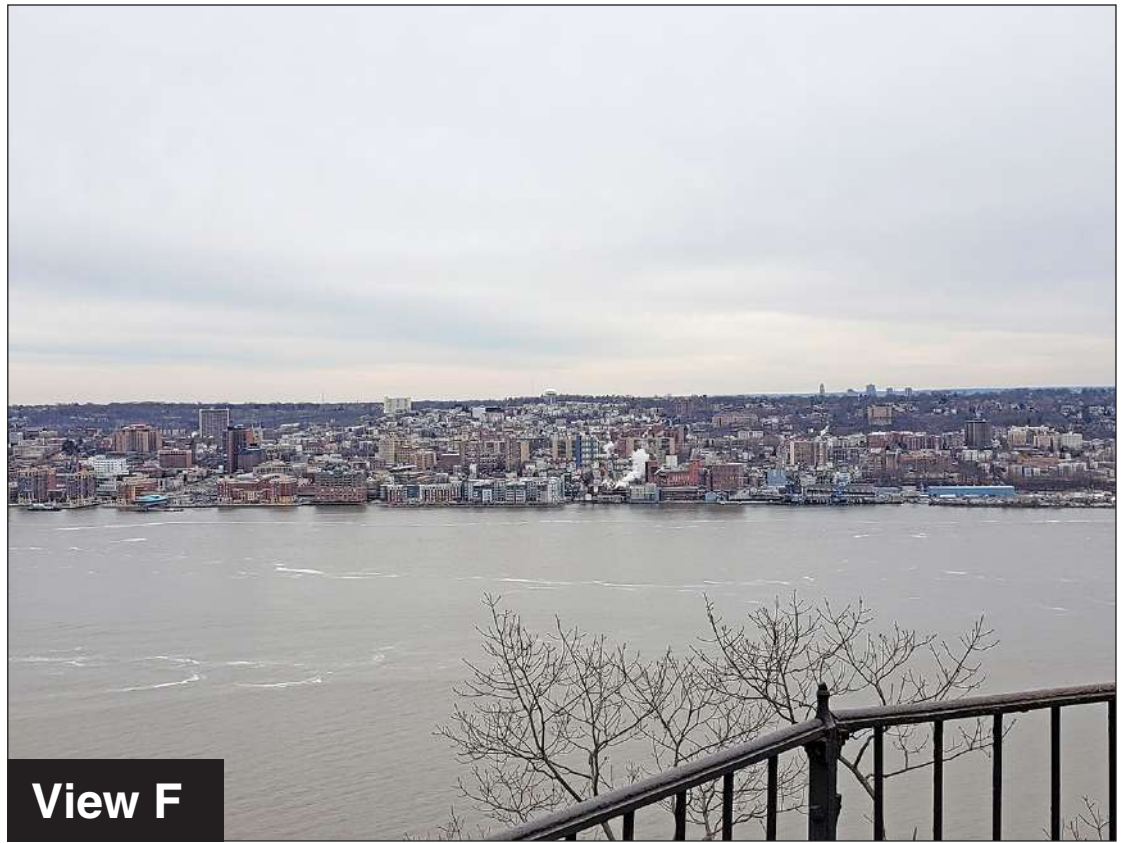


After



Project Site

Photo Key



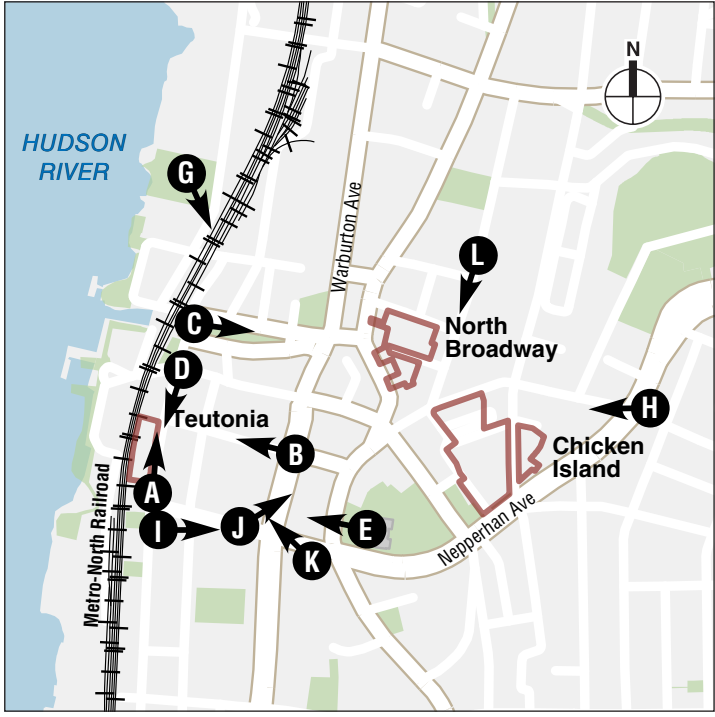
Before



Maximum Envelope



After



Project Site

Photo Key



View G

Before



Maximum Envelope



After

Build Condition
View G: View southeast to North Broadway and Chicken Island Site
 Figure 3-9g

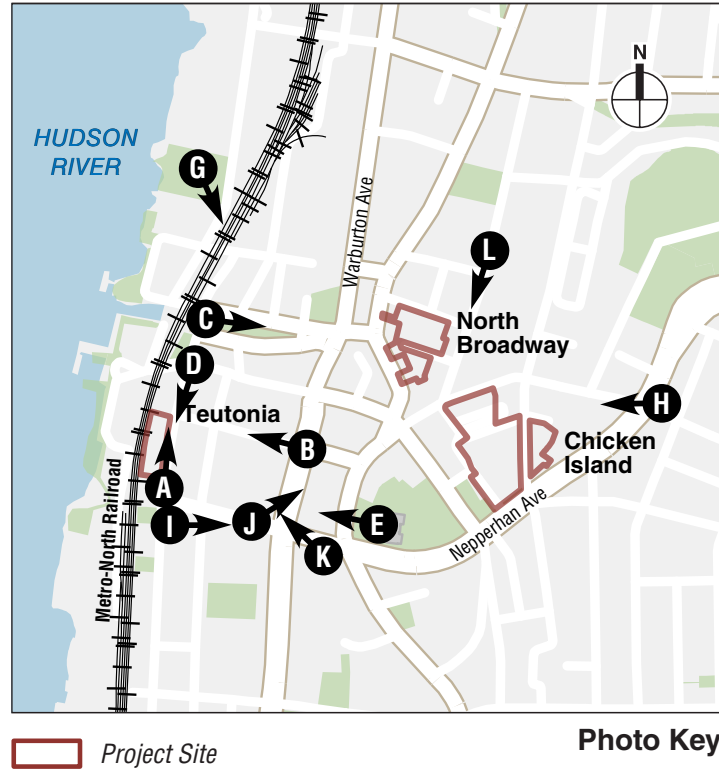
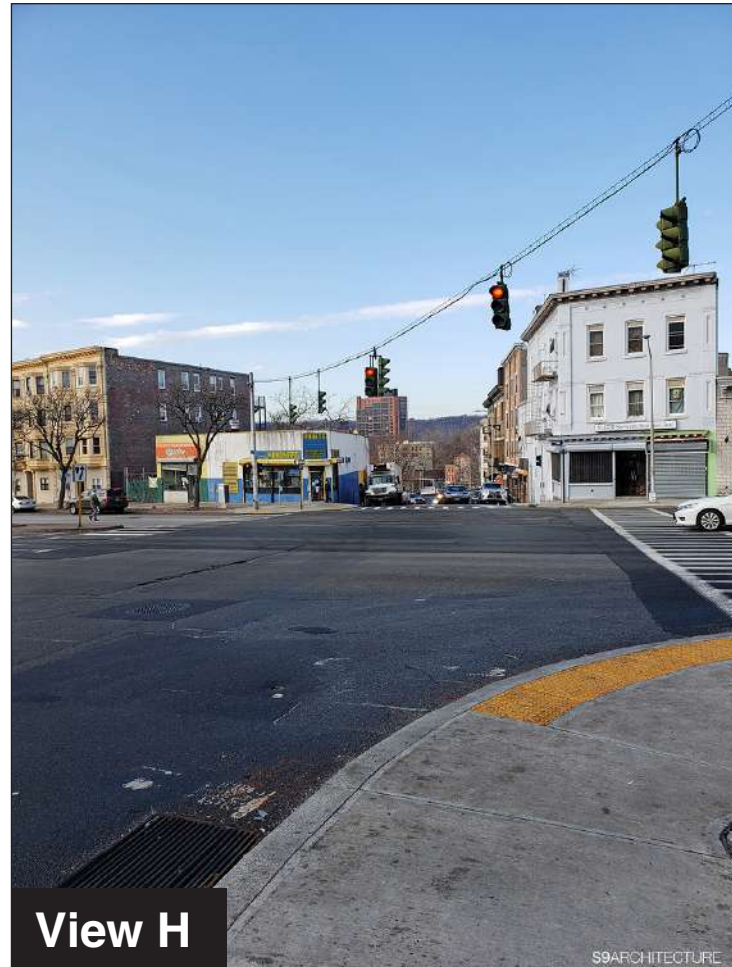
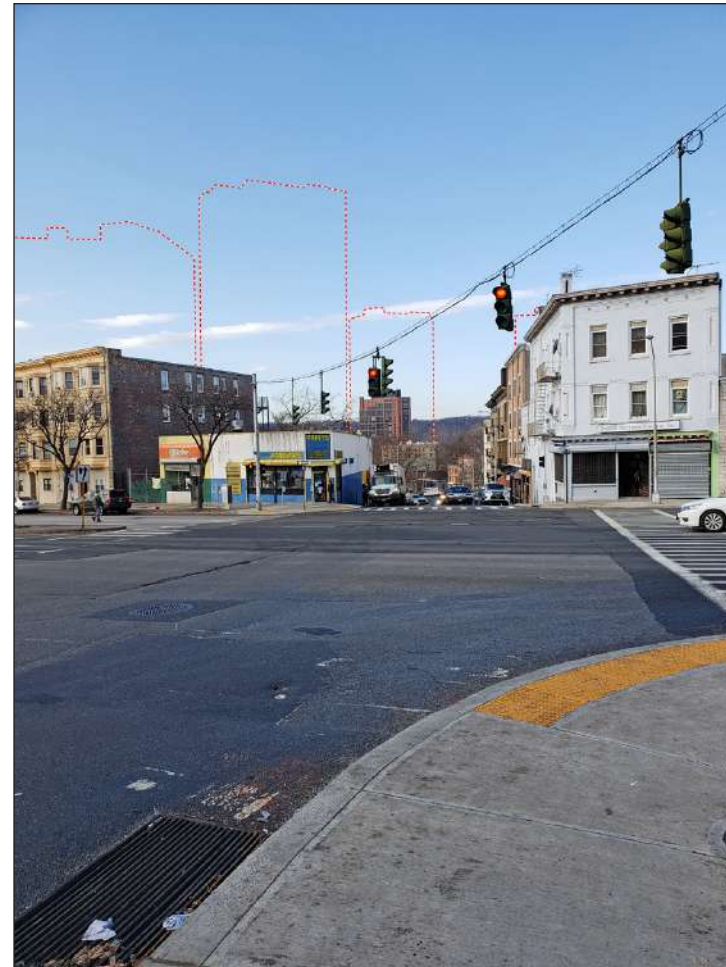


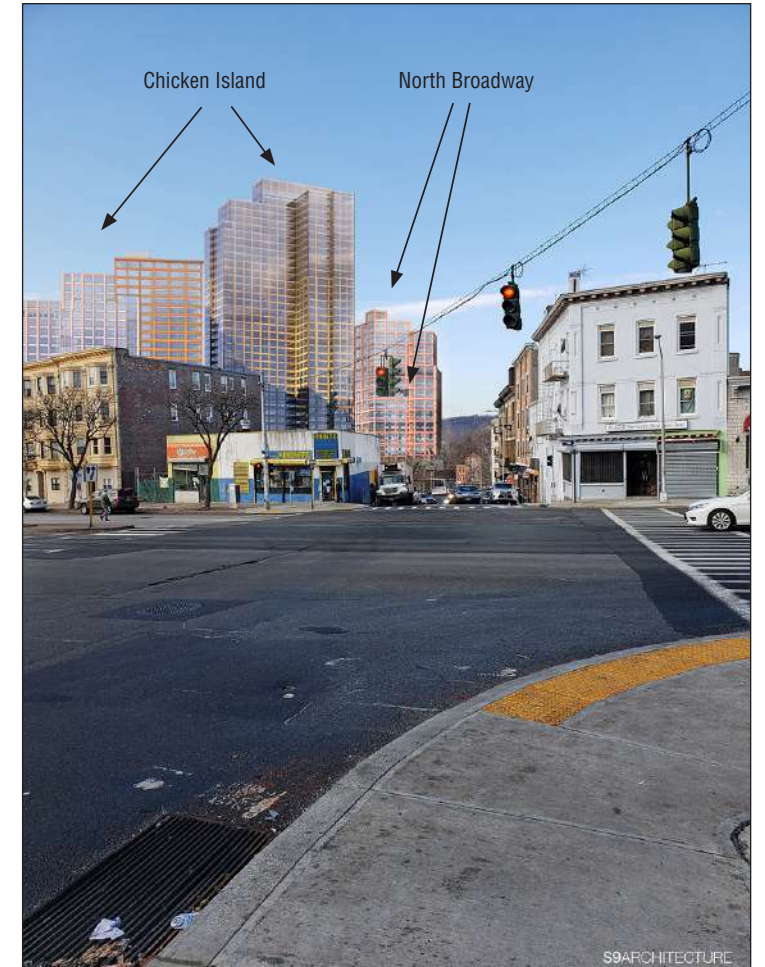
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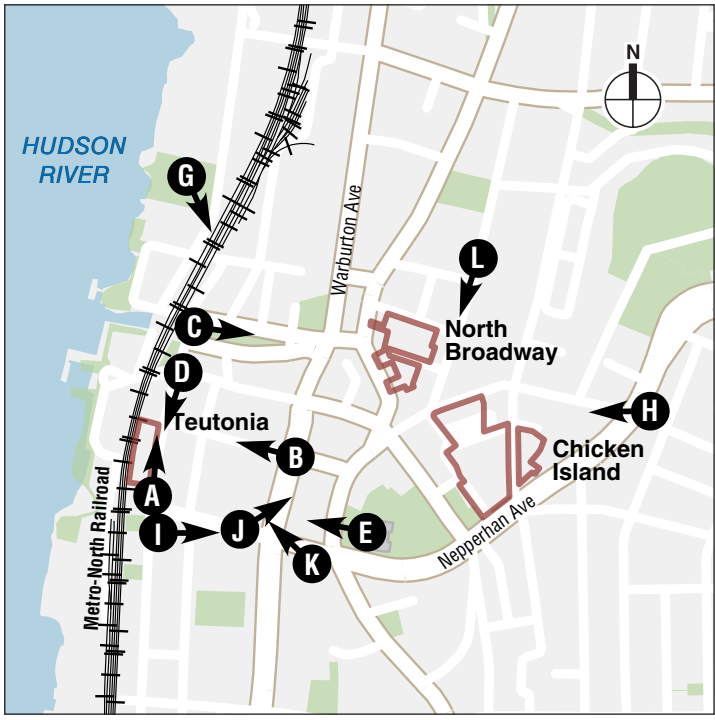
Before



Maximum Envelope



After



Project Site

Photo Key



View I

S9ARCHITECTURE

Before



Maximum Envelope

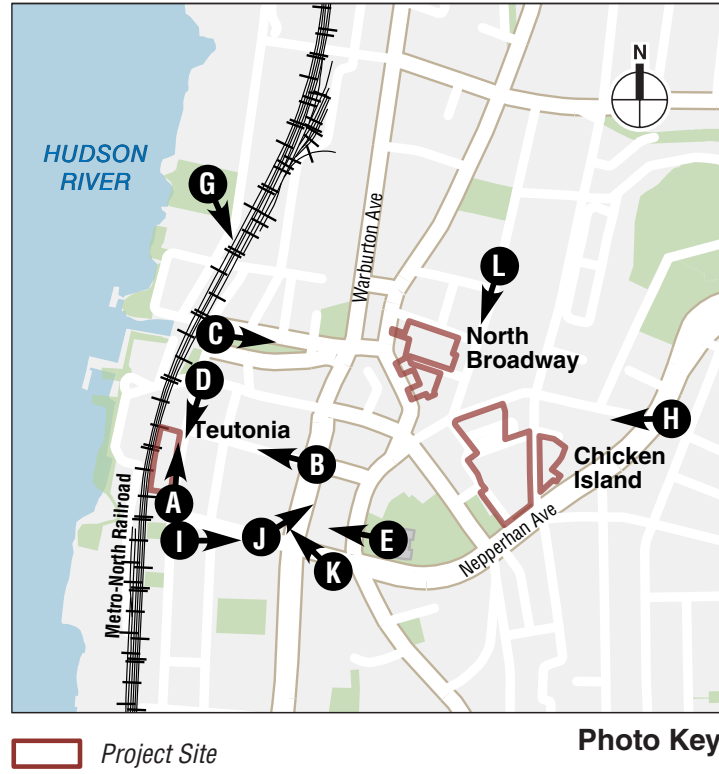


After

S9ARCHITECTURE

Build Condition
View I: Buena Vista Avenue south of Prospect Street, looking northeast to Chicken Island Site

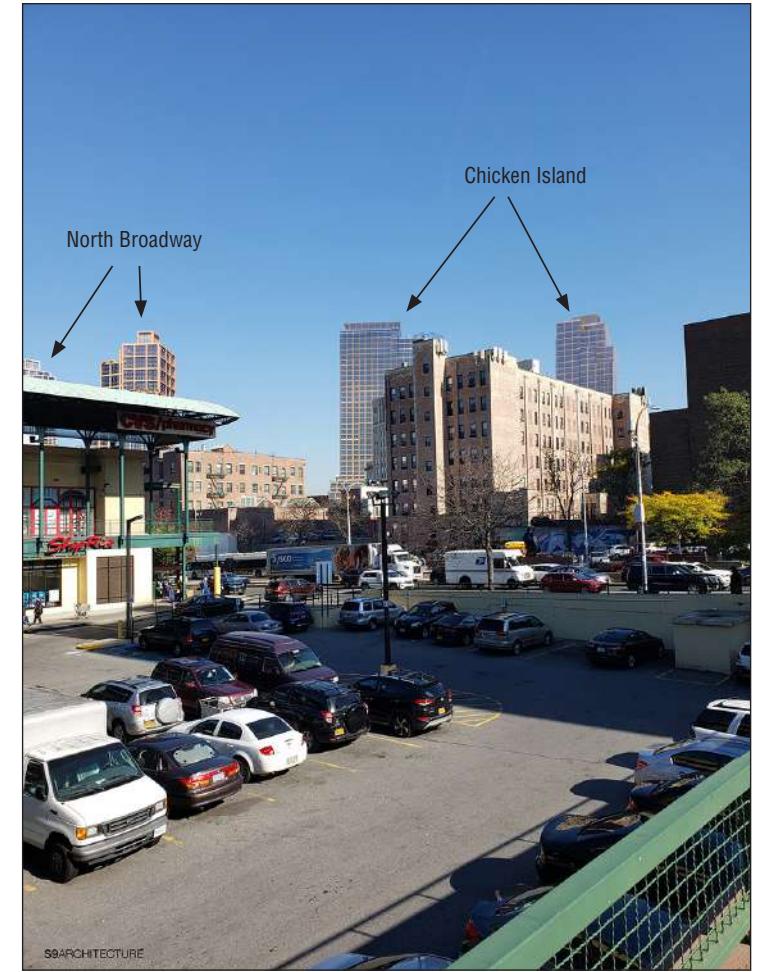
Figure 3-9i



Before



Maximum Envelope



After

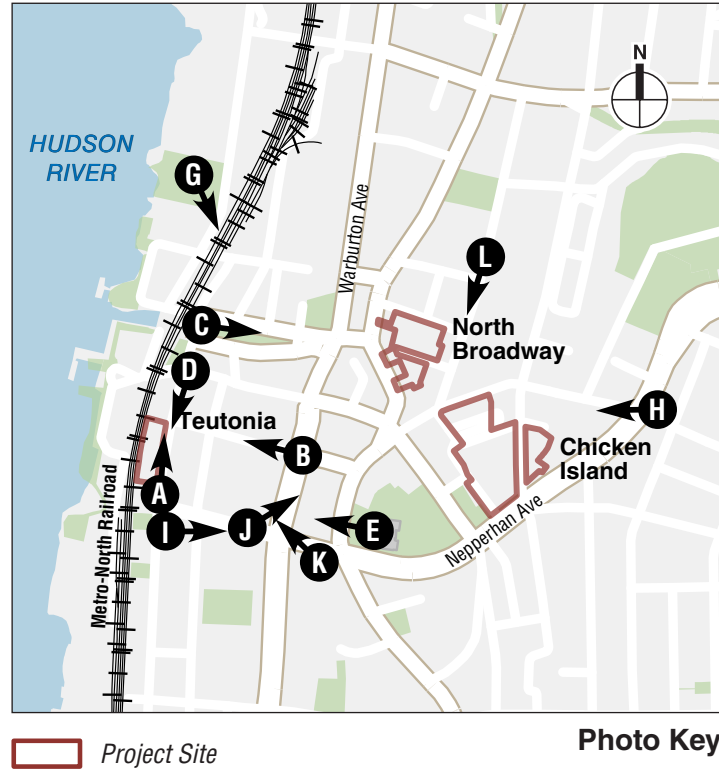


Photo Key

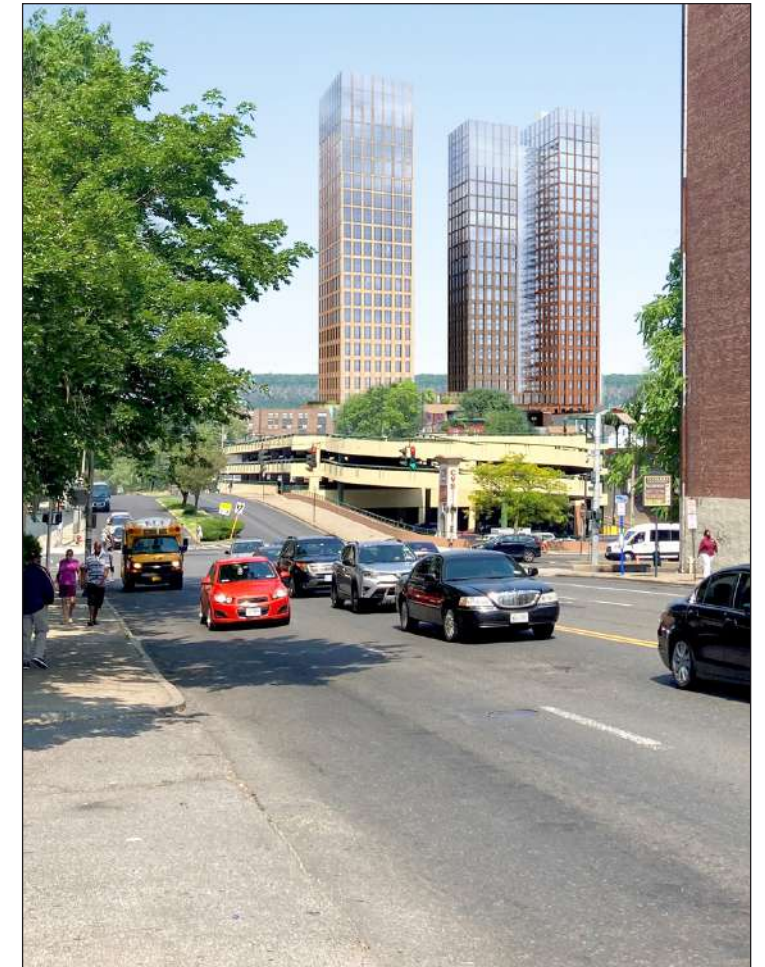


View K

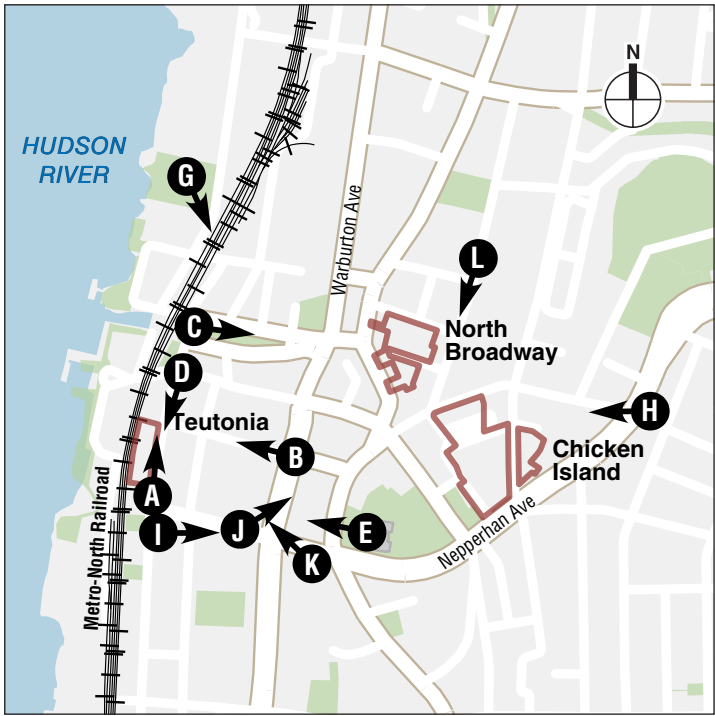
Before



Maximum Envelope



After



Project Site

Photo Key



View L

Before



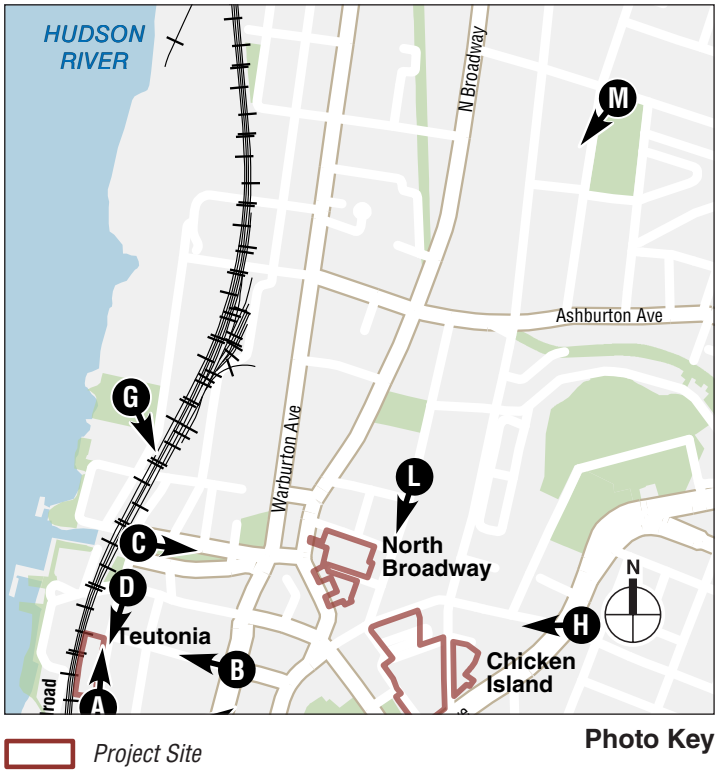
Maximum Envelope



After

Build Condition
View L: Locust Hill, view south to North Broadway and Chicken Island Sites

Figure 3-9I



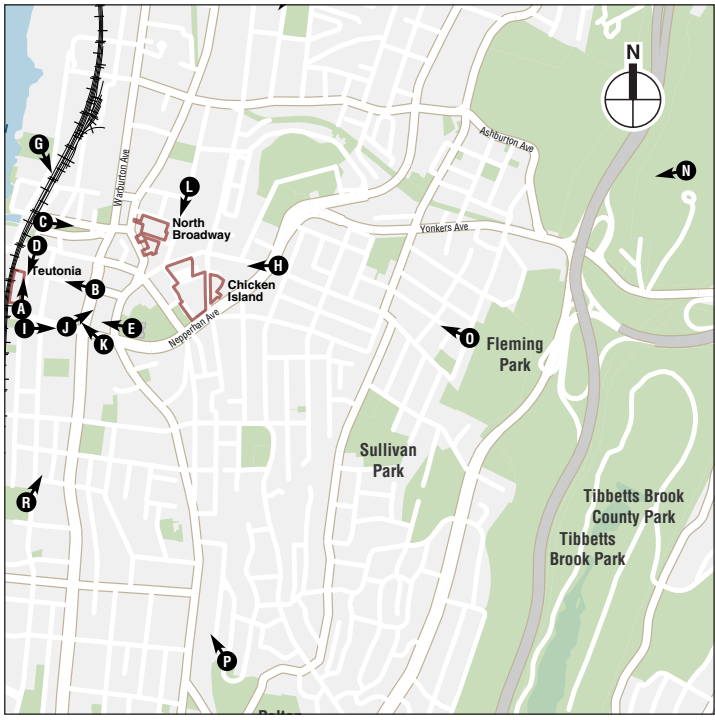
Before



Maximum Envelope



After



Project Site

Photo Key



View N

SBARCHITECTURE

Before



Maximum Envelope



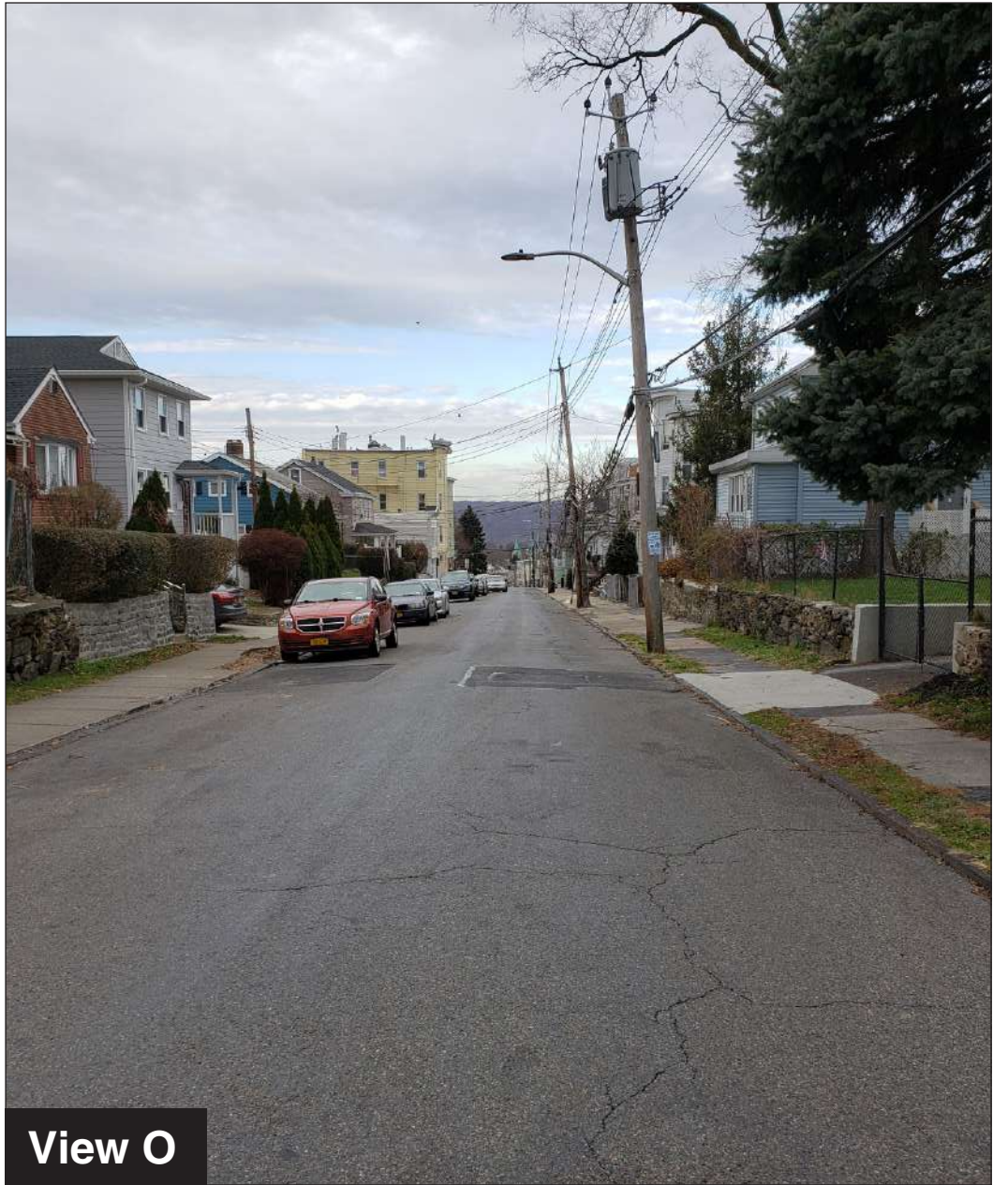
After

SBARCHITECTURE



Project Site

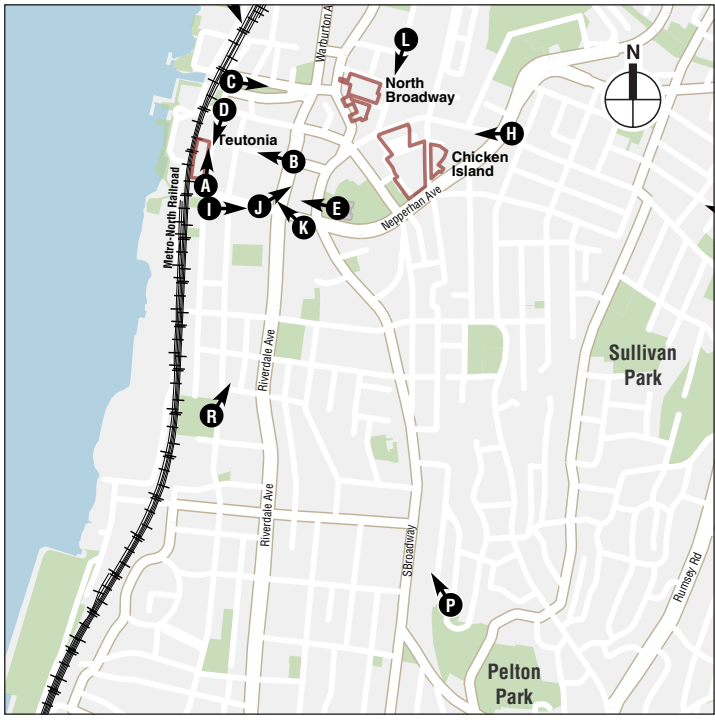
Photo Key



Before



After (Project not visible)



Project Site

Photo Key



View P

S9ARCHITECTURE

Before



Maximum Envelope



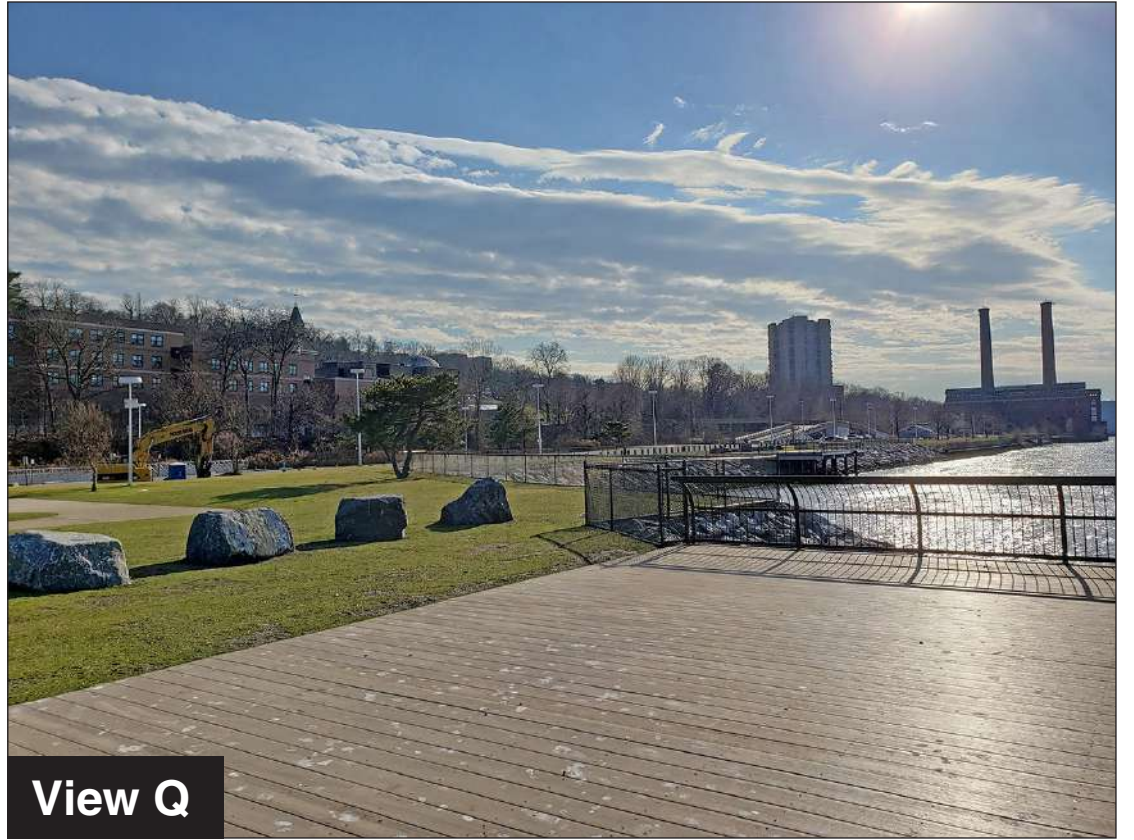
After

S9ARCHITECTURE



Project Site

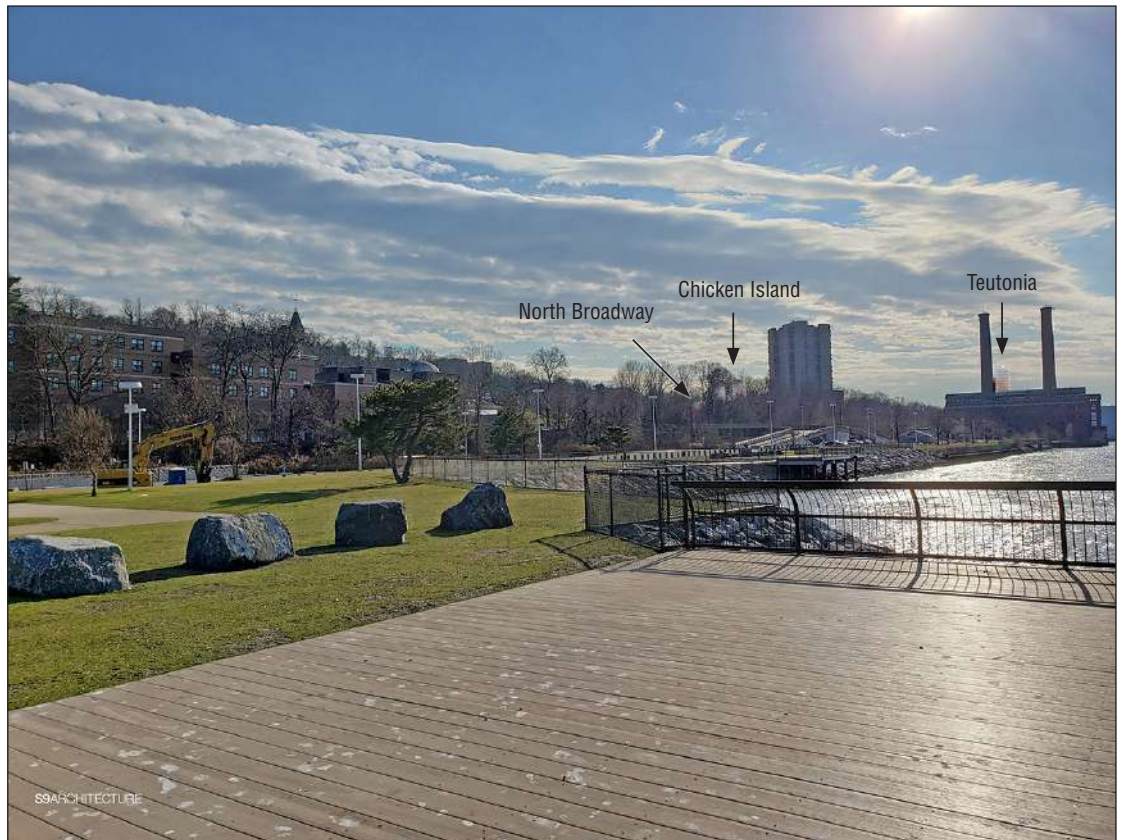
Photo Key



Before



Maximum Envelope



After



Project Site

Photo Key



Before



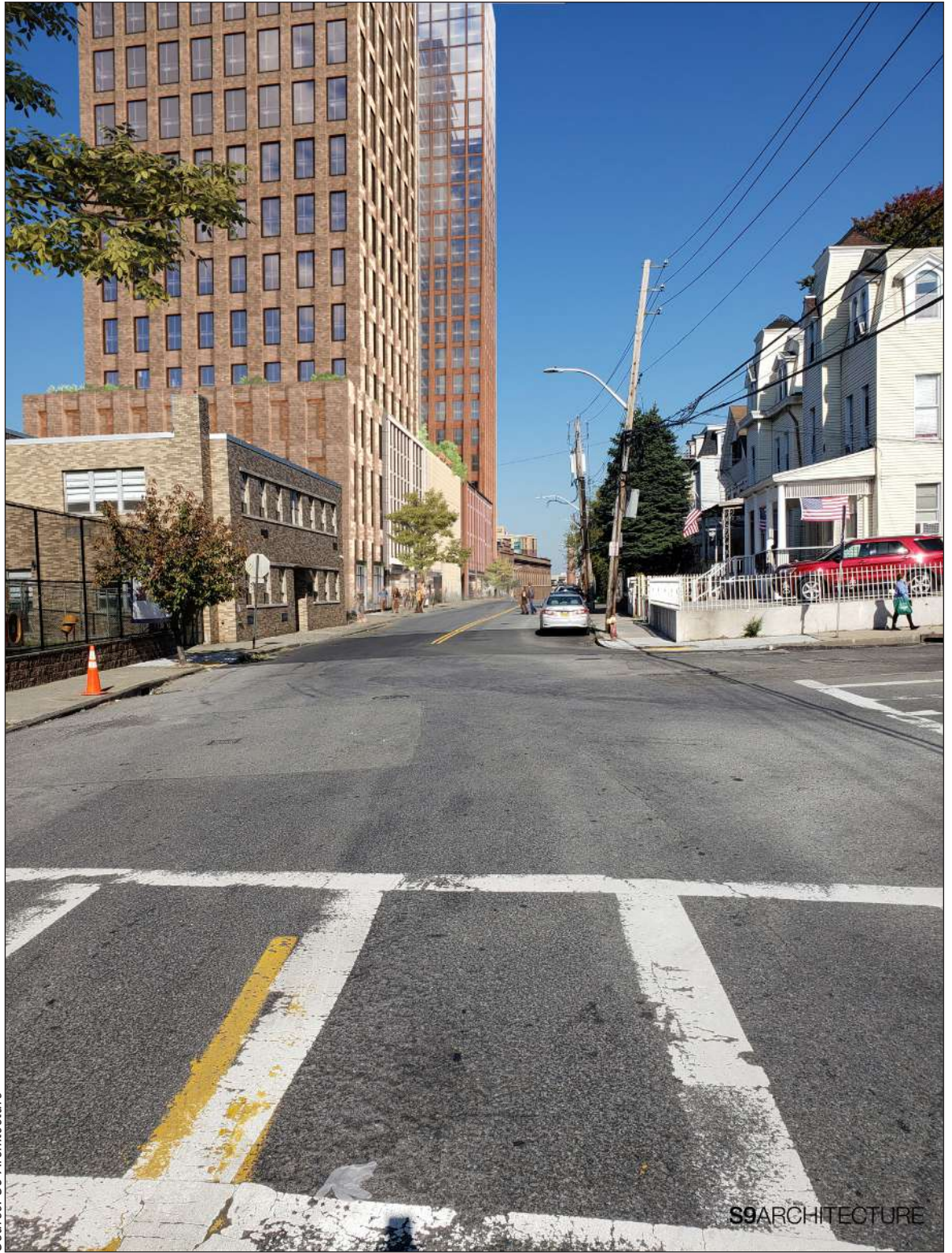
Maximum Envelope



After

Build Condition
View R: Anthony O'Boyle Memorial Park, view northeast to
 Chicken Island and North Broadway Site

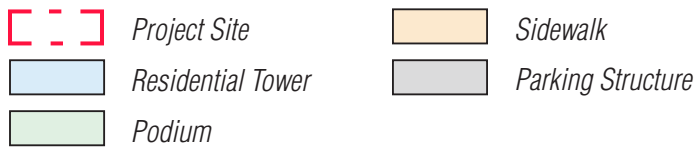
Figure 3-9r



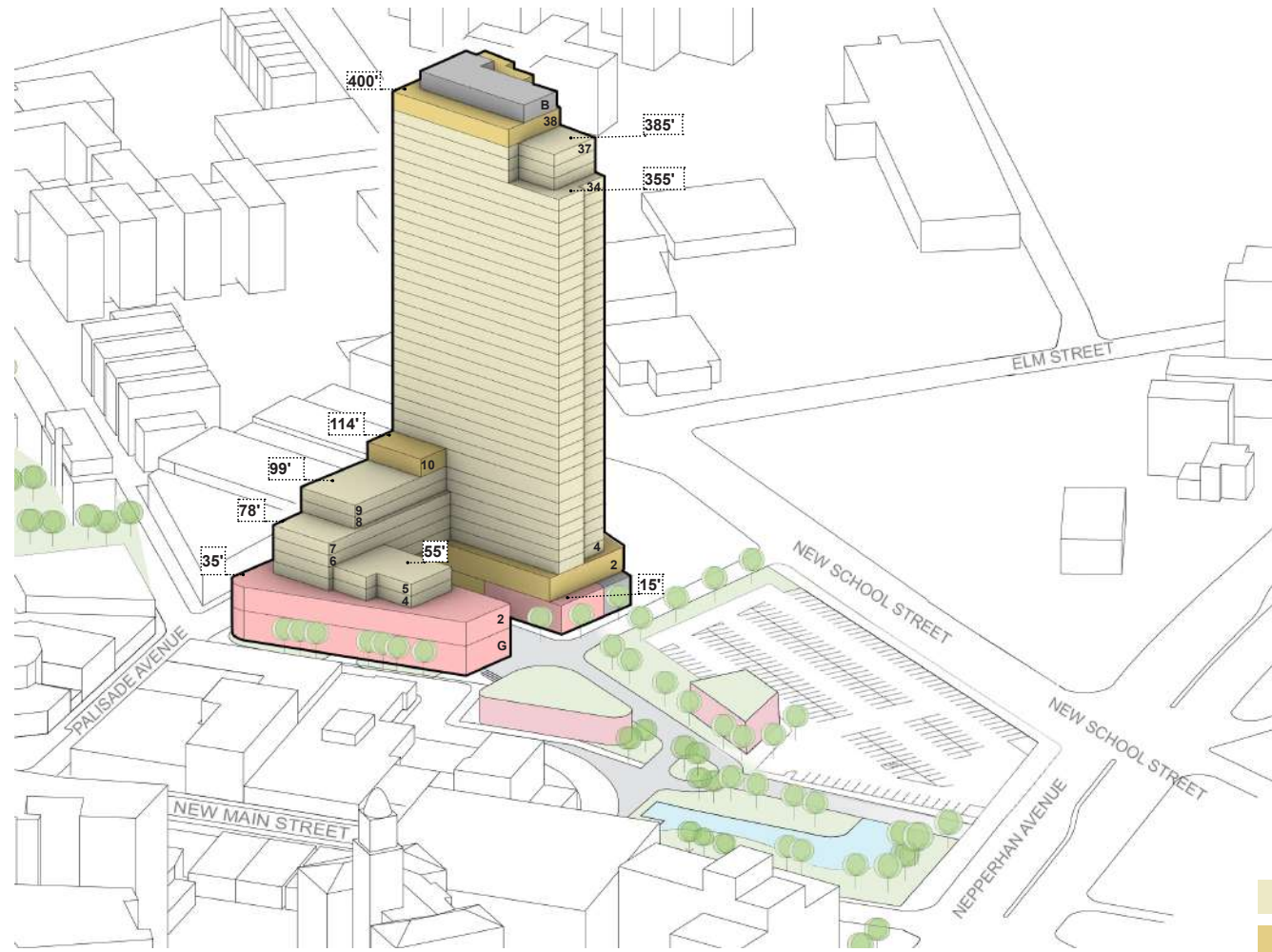




Source: S9 Architecture



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



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 1 Massing
Figure 3-14



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 1 Palisade Avenue
Rendering (Looking West)

Figure 3-15



Source: S9 Architecture



Source: S9 Architecture

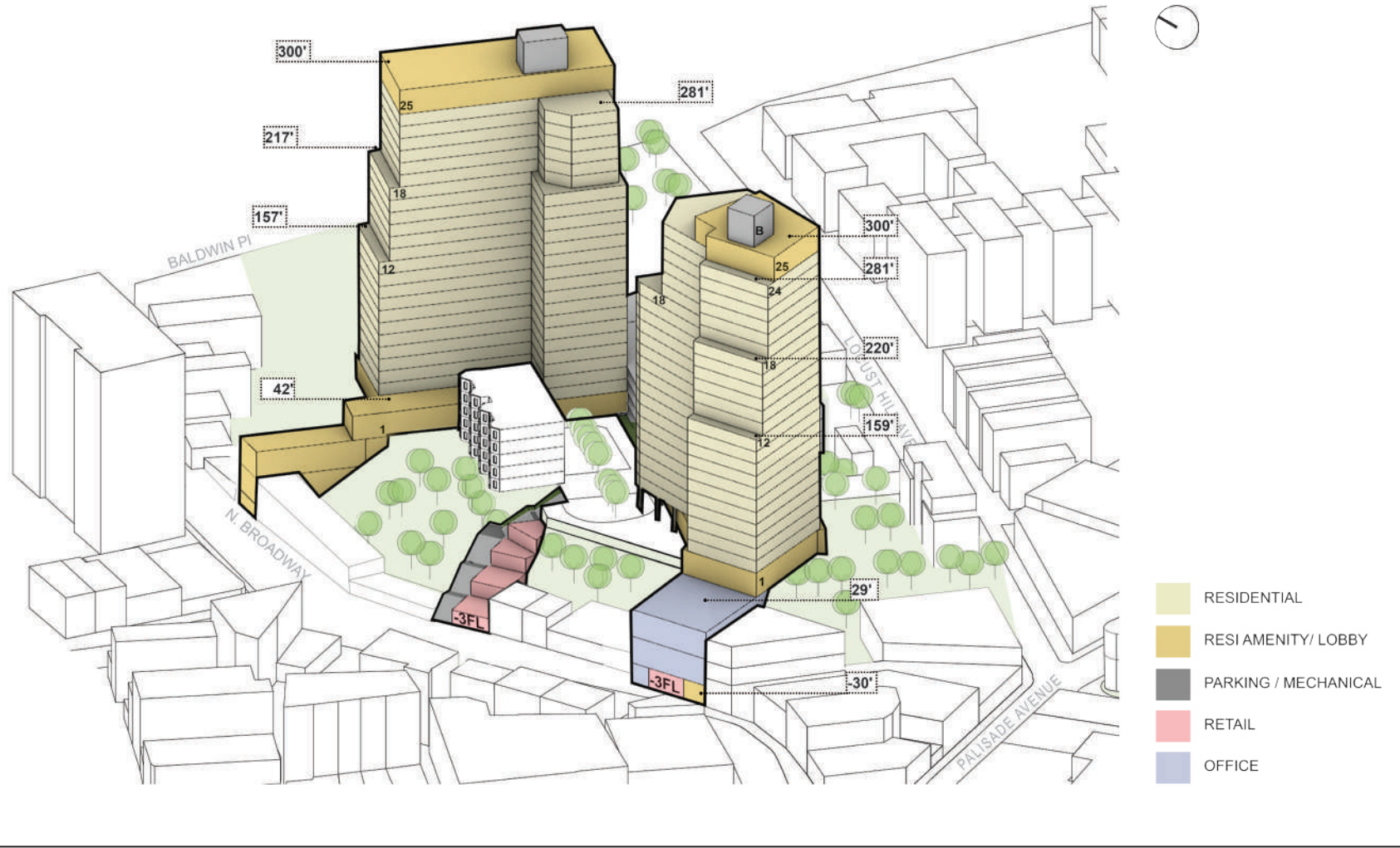
NOTE: Chicken Island Stage 2 and Stage 3 are also visible in this rendering

Chicken Island Project Rendering
Looking South on Centre Street toward John Street



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.





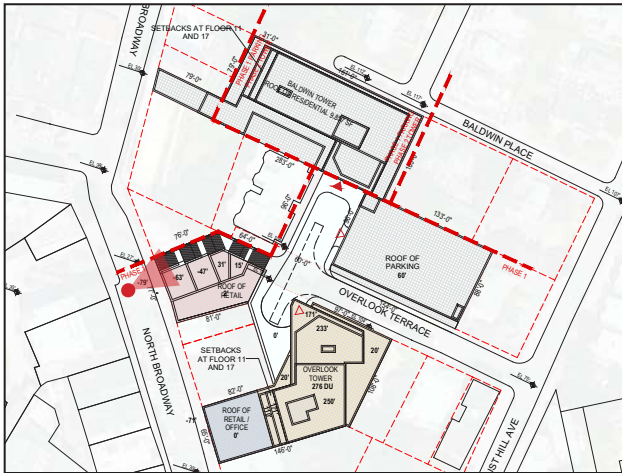
North Broadway Project Bird's Eye Rendering Looking East



Source: S9 Architecture

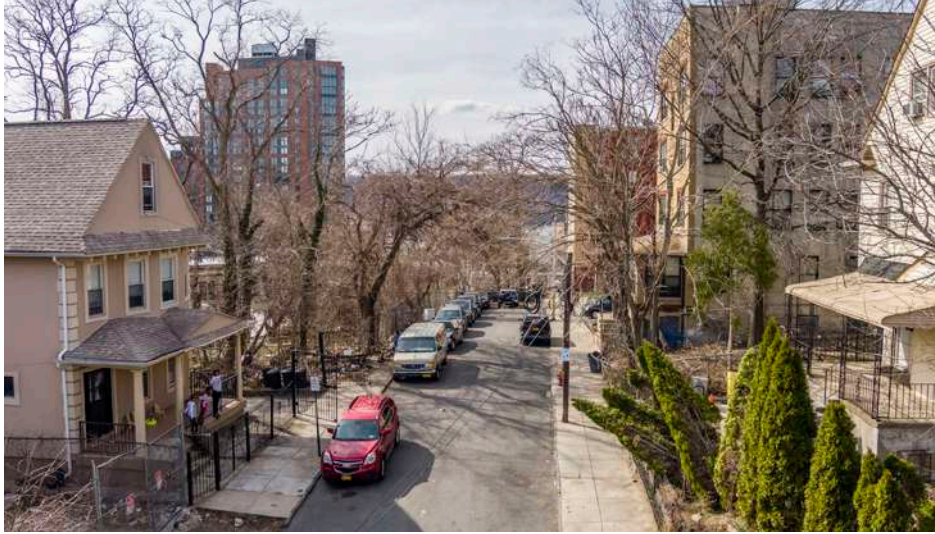


Source: S9 Architecture Source: S9 Architecture



AMS YONKERS DOWNTOWN DEVELOPMENT

North Broadway Street-Level Rendering
Figure 3-22



EXISTING



PROPOSED



Source: S9 Architecture

North Broadway Project Rendering from Overlook Terrace Looking West

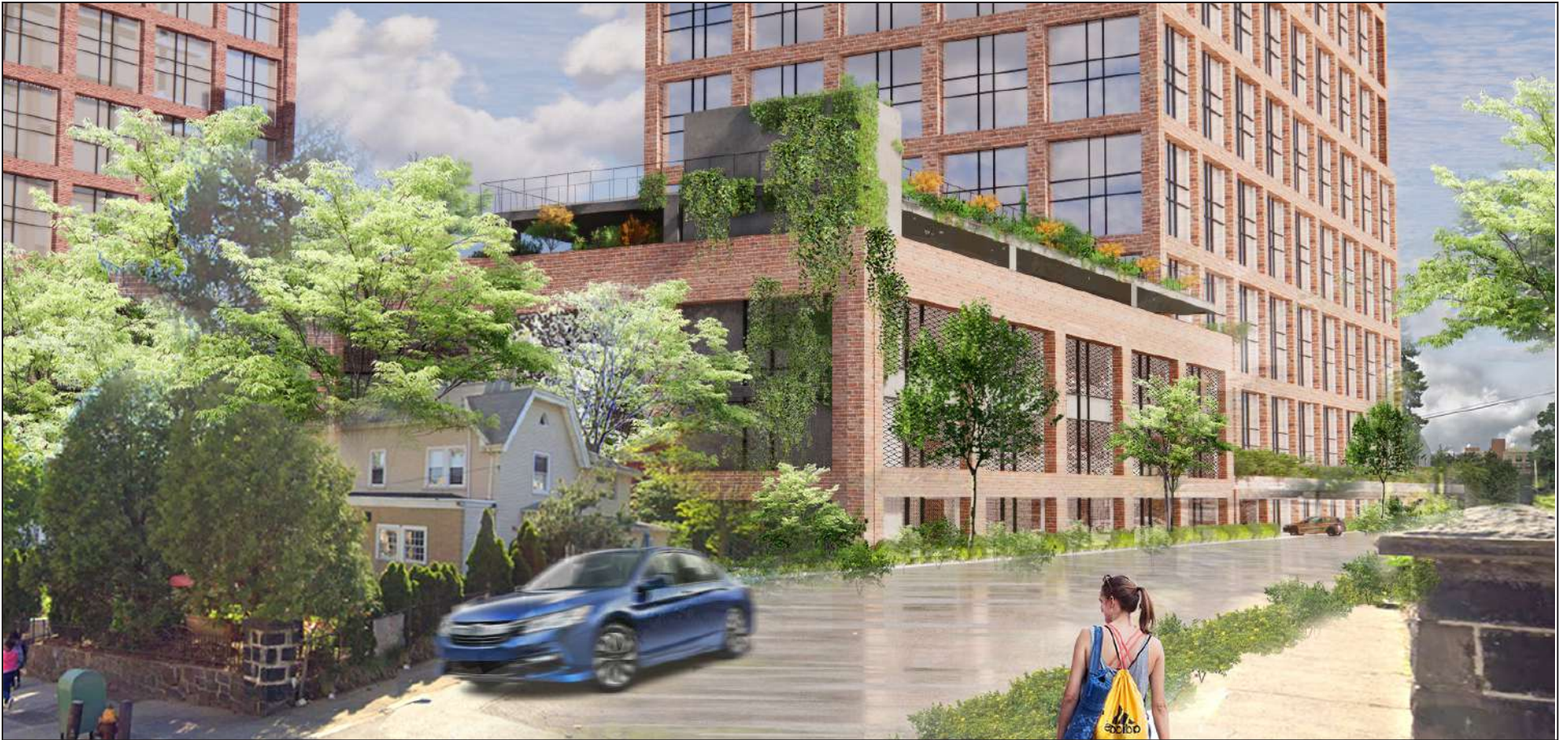
Figure 3-23



Source: S9 Architecture



Source: SO Architecture

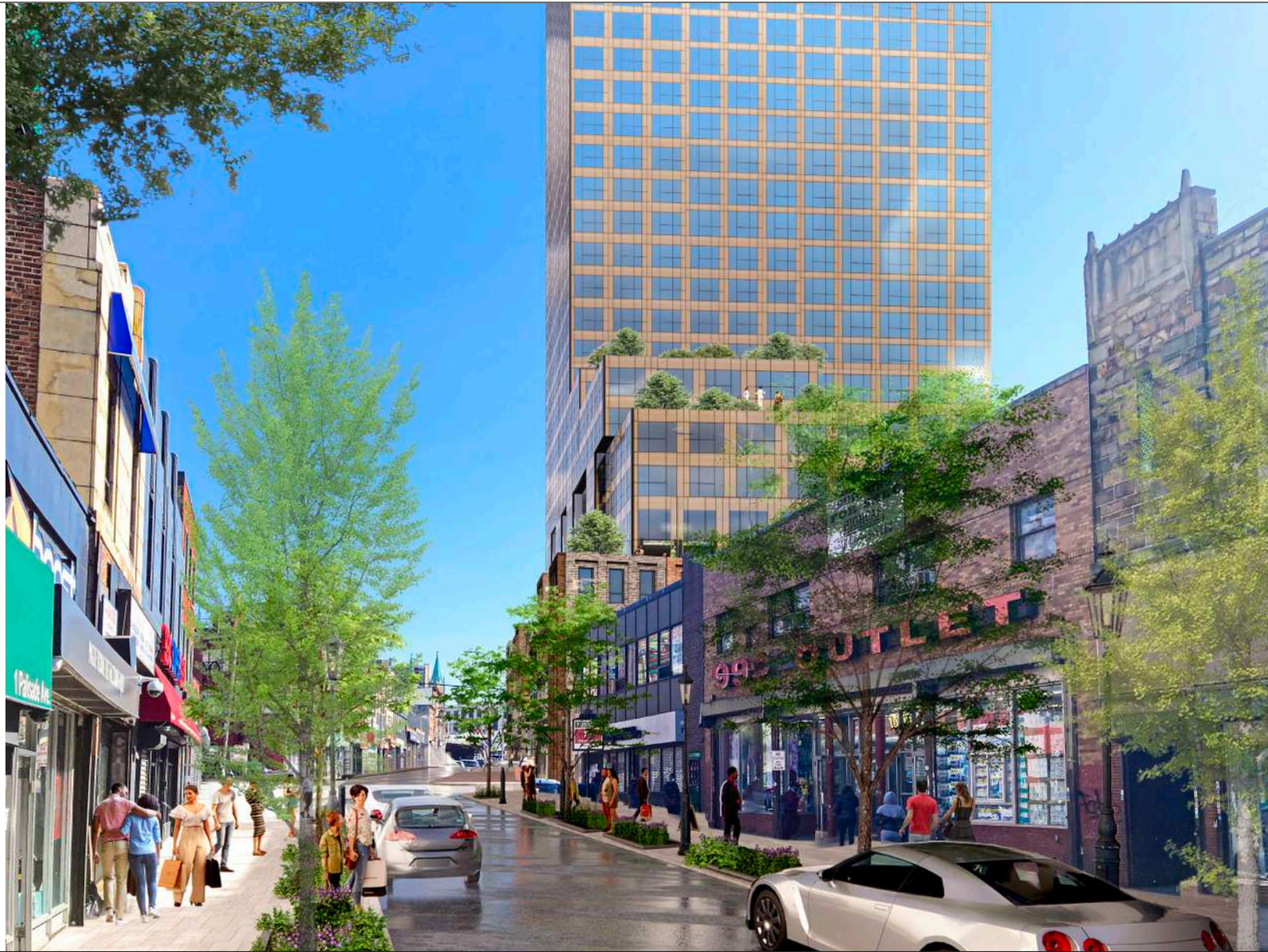


North Broadway Project Rendering from
Baldwin Place and Locust Hill Avenue

Figure 3-26



Source: S9 Architecture



Chicken Island Stage 1 Palisade Avenue
Rendering (Looking East)

Figure 3-28



Existing Condition



Source: S9 Architecture

FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Condition

North Broadway Site: Existing and Proposed Street Level Views –
View west on Baldwin Place