

3.8 Community Services

3.8.1 Demography

3.8.1.1 Existing Conditions

Population

Table 3.8-1 compares recent population trends for the City of Yonkers and Westchester County.

<i>Area</i>	2000	2008	% Change
<i>City of Yonkers</i>	196,086	194,051	-1.04
<i>Westchester County</i>	923,459	950,237	2.9

Source: 2000 US Census, 2008 American Housing Survey.

In 2000, Westchester County had a total population of 923,459 persons according to U.S. Census decennial estimates. By 2008, based on American Housing Survey results, the County's population had climbed to 950,237 persons, or by 2.9 percent. The City of Yonker's population totaled 196,086 persons, and represented approximately 20.6 percent of the County's total population. In 2008, it is estimated that the City's population decreased to 194,051 persons, or by approximately one percent (1%) since 2000. Based on these estimates, the City's share of the County's population decreased to 20.4 percent. However, the estimate may change up or down upon release of 2010 U.S. Census Bureau population estimates.

Household Size and Composition

Household size data for the City of Yonkers reflect a "family" orientation of the community, as average household sizes are slightly higher than county and state averages. Table 3.8-2 summarizes these differences.

<i>Area</i>	<i>Average Household Size</i>	<i>Average Family Size</i>	<i>% Owner-occupied</i>
<i>City of Yonkers</i>	2.62 persons	3.39 persons	41.8 %
<i>Westchester County</i>	2.72 persons	3.35 persons	63.7 %
<i>New York State</i>	2.65 persons	3.32 persons	55.6 %

Source: American Housing Survey, U.S. Bureau of the Census, 2008.

In 2008, the average household size in Yonkers was 2.62 persons, and the average family size was 3.39 persons. The City's average household size in 2000 was 2.61 persons, and average

family size was 3.23 persons - family size has increased. In 2000, the median age of a resident was 35.8 years. The median age in 2008 was 38.3 years. Westchester County's median population is older, at 39.7 years in 2008.

According to American Housing Survey estimates, the percentage of all City families and persons living below the poverty level has decreased since 2000. In 2000, 13 percent of all families and 15.5 percent of all persons lived below the poverty level. In 2008, 10.6 percent of all families and 13.1 of all persons lived below the poverty level. In Westchester County, 5.1 percent of families and 7.5 percent of individuals were below the poverty level in 2008.

In 2000, there were 74,351 occupied housing units in Yonkers. Of this total, 32,140 dwelling units, or 43.2 percent of the occupied housing stock was owner-occupied. In 2008, it is estimated that there were 73,055 occupied housing units, of which 35,173 dwellings, or 48.1 percent were owner-occupied dwellings. This compares with an owner-occupancy rate of 63.7 percent for Westchester County in 2008.

Population Density

The City of Yonkers land area encompasses 18.1 square miles. In 2008, the population density of Yonkers was 10,721 persons per square mile or an average of 16.8 persons per acre.

Census Tract 1.03

The Project Site is located in Census Tract 1.03 which is approximately 83 acres, or 0.13 square miles in size (see Figure 3.8-1). In 2000, the population of the tract was 5,475 persons, or 42,115 persons per square mile. The population density of the census tract is substantially higher than the City's average density. The average family size was 3.55 persons and the average household size was 3.04 persons. A total of 1,890 housing units were located in the tract, of which 1,790 units were occupied. Of the occupied housing units, only 126, or 6.7 percent, were owner-occupied. The remainder of all units were renter-occupied.

Schoolage Children

In 2000, there were 35,665 children who were enrolled in kindergarten through 12th grade of a total population of 196,086 persons and 74,351 housing units. Students comprised 18 percent of the population, or 0.48 students per dwelling unit. Of the total 35,665 students, 27,781 were in public school. The public schoolage children multiplier per dwelling unit was 0.37 public school students per dwelling unit.

By comparison, in Census Tract 1.03, there were 1,521 children enrolled in kindergarten through 12th grade. Using 2000 Census data, students comprised 28 percent of the population in the tract, or 0.8 students per dwelling unit. However, the total number of public schoolage children was 1,396 students, or 0.74 public school students per dwelling unit.

Project Site

The Project Site presently includes vacant, industrial and commercial buildings, as well as several residences and the Trolley Barn. Specifically, a total of six residential buildings are located on the Project Site, of which one building is reported to be a single family dwelling, two buildings are rooming houses, two buildings are three-family dwellings, and one building (the

Trolley Barn) is a low-rise apartment building with 40 one-bedroom lofts. It is estimated that approximately 100-130 persons reside in the residential buildings comprising the Project Site.

3.8.1.2 Potential Impacts

The proposed project is anticipated to increase the existing City of Yonkers population, including schoolage children.

The Project will result in the construction of 412 rental dwellings in a 25-story apartment building with ancillary uses. Exterior alterations proposed to the Trolley Barn and the three residential buildings on the east side of Buena Vista Avenue will have no effect on projected population. Any interior alterations to the Trolley Barn to connect it to the new apartment building will not result in any change to the existing number of dwelling units or the existing population.

Two existing residential buildings - a three-family rental building and a roominghouse - would be demolished in order to construct the automated clean tech garage. Individuals currently renting rooms and or dwellings in these buildings would be relocated. The Applicant has a contract of sale for each property and will purchase each property once the City grants necessary approvals. Unlike other development projects in the City, no municipal funding or City involvement is required to acquire the two residential properties, and thus the typical obligations associated with the relocation of residents do not appear to apply. The Applicant will work with the City of Yonkers Community Development Agency to relocate current tenants of the two residential buildings. The specific plan to be followed will be identified in the FEIS upon receipt of comments from the Agency.

The 412 rental dwellings will consist of the following bedroom mix: 24 efficiencies, 266 one-bedroom dwellings, and 122 two-bedroom dwellings. For purposes of estimating the anticipated household and student generation of the 412 new units, the Applicant provided the following rental data: the one-bedroom rentals would be rented at \$1,850 per month, the two-bedroom rentals at \$2,200 per month, and the studios at \$1,650 per month. Twenty percent would be affordable, and would be about one-half the rental cost of the market-rate units. For purposes of this demographic analysis, the affordable rents are set at 1/2 the market rents.

Demographic multipliers prepared for New York State and published by Rutgers Center for Urban Policy Research ("CUPR") in 2006 were used to estimate the Project's population, including the total number of public schoolage children (i.e., students), that would be introduced. The CUPR has developed multipliers for one-, two- and three-bedroom apartment dwellings by monthly rent range. Table 3.8-3 provides an estimate of the population, including number of schoolage children, that would be introduced. Multipliers were developed for the efficiency (zero bedroom) units. This analysis is based on the assumption that no schoolage children would be generated from the efficiency units.¹

The Yonkers City School District was contacted to determine whether the district has commissioned any studies to determine the number of schoolage children that are being introduced by new projects in the City. No such analysis has been prepared for or performed by the district.² Likewise, the Yonkers Planning Department has not commissioned or compiled

¹ Using a multiplier of "0" schoolage children per efficiency unit is consistent with the methodology used in the SFC DEIS.

² Email response from Maura Lamoreaux, Communications Officer, Yonkers City School District, October

data with regard to the number of students emanating from new developments. Comparable to this DEIS, the SFC DEIS (refer to Table III.J-7 of that report) relied on multipliers published by Rutgers University in determining the potential number of public schoolage children that will be introduced to the school district. However, the SFC DEIS relied on multipliers published in the New Practitioner's Guide - these multipliers are based on 1980 Census data. In addition, the SFC DEIS recites multipliers used in analyses of other County residential projects (Yonkers Ridge Hill, White Plains Avalon-Rockledge, New Rochelle Church Division) - the multipliers used are the same as those provided in the 1985 Practitioners Guide. The student generation rates used in this DEIS analysis utilize the most recent demographic multipliers developed by Rutgers which are based on 2000 Census data. In addition, the multipliers have been derived from New York State data.

Lastly, the City of Yonkers Planning Bureau provided a memo prepared by Urbanomics, dated September 5, 2008, regarding the Warburton Riverview Workforce Housing Project Socioeconomic Impact Analysis (i.e., Greyston). The memo describes the potential number of schoolage children that would be introduced from 105-live work units. U.S. Census data from the American Housing Survey (Yonkers data only) was used to develop public schoolage children multipliers for the live-work units based on number of dwellings and tenure. The ACS dataset for new construction did not return a sufficient sample to develop multipliers. The multipliers, based on all housing units, were 0.0 public schoolage children for a 1-bedroom unit, 0.08 public schoolage children for a 2-bedroom unit, and 0.0 public schoolage children for a 3-bedroom unit. Using these multipliers would generate fewer public schoolage children than those used in Table 3.8-3. Furthermore, the Greyston multipliers were developed for owner-occupied dwellings - the Buena Vista Teutonia PUR proposes rental dwellings. Lastly, like this DEIS, the Greyston socioeconomic analysis also projected schoolage children using multipliers from the same source as that used in Table 3.8-3. However, the multipliers will not be comparable as Greyston's multipliers are specifically for owner-occupied dwellings and not rental dwellings as proposed for the new apartment building.

The 412-unit apartment building is anticipated to add approximately 791 persons to Yonkers existing population.³ Of this total, 56 are anticipated to be public school age children. The Project would add on average 1.91 persons per dwelling unit. This is lower than the average household size for the census tract or the City, resulting from the higher rent levels and the high percentage of one-bedroom dwellings, 64 percent, that is proposed. The bedroom mix for the affordable apartments is provided in Table 3.8-3 below.

14, 2010.

³ For purposes of this analysis, the population that would be relocated from the site on which the apartment building will be constructed have not been "netted out" when determining the additional population generated by the Project.

Table 3.8-3 Population and Student Projections for the Project					
Unit Type	Number of Units	Population Multiplier	Population	Public Schoolage Children Multiplier	Student Population
Market Rate Rentals					
0 bedroom	20	1.67	33	0	0
1 bedroom	211	1.67	352	.07	15
2 bedroom	99	2.31	229	.16	16
<i>Subtotal</i>	<i>330</i>		<i>614</i>		<i>31</i>
Affordable Rentals					
0 bedroom	5	1.99	10	0	0
1 bedroom	52	1.99	103	.27	14
2 bedroom	25	2.55	64	.45	11
<i>Subtotal</i>	<i>82</i>		<i>177</i>		<i>25</i>
Total	412		791		56
Source: Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers, Estimates of the Occupants of New Housing (Residents, School-Age Children, Public School-Age Children) by State, Housing Type, Housing Size, and Housing Price, June 2006. Numbers have been rounded to the nearest whole number.					

Table 3.8-4 provides a breakdown of student estimates by grade level.

Table 3.8-4 Public School Student Projection by Grade Level					
Unit Type	K-2	3-6	7-9	10-12	Student Population
Total	18	17	12	9	56
Source: Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers, Estimates of the Occupants of New Housing (Residents, School-Age Children, Public School-Age Children) by State, Housing Type, Housing Size, and Housing Price, June 2006.					

The Project would add 791 persons to Census Tract 1.03 increasing its 2000 population⁴ to 6,266 persons, representing 13 percent of the total population in the tract. The Project would increase the City's 2008 population by 0.4 percent.

Of the Project's total population, 7.1 percent are estimated to be students. This is less than the percent of the population that are students either Citywide or in Census Tract 1.03.

The Project would generate 0.14 students per dwelling unit. This is substantially less than the 0.74 public school students per dwelling unit within Census Tract 1.03, or the Citywide 0.37

⁴ 2008 population data are not available at the census tract level.

public school students per dwelling unit. The small number of students generated by the development is indicative of the type of population anticipated to be attracted to the Project's units - young single or newly married couples, or senior households.

The housing stock for Census Tract 1.03 totaled 1,890 housing units in 2000. The Project, which would add 412 dwelling units, would increase the housing stock by 21.8 percent. Citywide, the Project would increase the housing stock by 0.6 percent.

The Project is comprised entirely of rental dwellings - this is consistent with Census Tract 1.03 housing stock which mostly consists of rental dwellings.

The Project's demographic character is not anticipated to have a significant adverse impact on Census Tract 1.03 or the City of Yonkers. The Project's population will place demand on community services and facilities - this is discussed in the sections that follow.

3.8.1.3 Mitigation Measures

No mitigation measures are proposed.

3.8.2 Police Protection

3.8.2.1 Existing Conditions

Police protection for the Project and within the study area is provided by the Yonkers Police Department. The Yonkers Police Department is headquartered at 104 South Broadway (refer to Figure 3.8-2) and the department employed approximately 686 persons.⁵ The Yonkers Police Department is comprised of three bureaus: Support Services, Investigation Services, and Field Services. The Support Services Bureau oversees the operations of the Anti-Crime Unit, Civil Defense, Community Affairs, Courts Division, Detention Services Division, Emergency Services Unit, Housing Unit, Special Operations Division, Training Division, and Youth Services Division. The Support Services Bureau provides support of the other units in fiscal management, maintenance of police fleets and information technology, operates the Inspections unit, the Property and Evidence Unit, the Accreditation Unit and the Medical Control Unit. This site also houses the City's Emergency Communications Center.

The Field Services Bureau encompasses the four Yonkers Police Precincts and their uniformed patrol officers as well as the Detective Division and Intelligence Unit. There are a total of seven captains, 19 lieutenants, 38 sergeants, 338 police officers and two civilian employees assigned to the Field Services Bureau, which makes up approximately two-thirds of the department manpower. In 1999, the Field Services Bureau personnel were responsible for handling over 160,000 calls for service in Yonkers.

The Investigations Bureau is responsible for the Detective Division, Youth Crime Unit and Warrant Squad. The Detective Division investigates all felony crimes and provides assistance to the other units in obtaining court orders, identifying wanted persons, taking sworn statements and processing evidence. The Detective Division also provides post arrest assistance, crime

⁵ The DEIS narrative regarding police protection is from the SFC DEIS (2005), the Alexander Street Urban Renewal Plan DGEIS (2007), the Police Department's website, www.yonkerspd.com, and interview with Lieutenant Rice of the 4th Precinct. Based on an interview with Lieutenant Rice (2010) of the 4th Precinct, this number is anticipated to be less in 2010 as a result of budgetary cutbacks.

scene processing, and evidence processing, forensic analysis of drugs, case enhancement and the maintenance of criminal files.

The Detective Division is comprised of the following units:

- General Assignment Squad
- Narcotics
- Child Abuse Investigation Team
- Burglary Unit
- Fraud/Forgery Unit
- Cold Case Unit
- Technical Computer Crimes unit
- Criminal Identification Unit
- Forensic Laboratory
- Gang Unit

The Youth Crime Unit is designated to facilitate interaction between the Police Department and youths residing in Yonkers.

Lastly, the Warrant Squad is responsible for locating and arresting suspects with active warrants, conducting surveillance, participating in interagency warrant “sweeps” or raids, and following the mandates of the courts and maintaining extensive records.

The Project Site is located at the southernmost end of the 4th precinct; the boundary between the 3rd and 4th precinct is Prospect Street. The 4th precinct station is located at 53 Shonnard Place (see Figure 3.8-2). The site is located within Sector 401. In 2007, the Precinct staffed 112 police officers and served approximately 49,000 residents, or a coverage ratio of 1 officer per 438 persons. The average response time to a site in the precinct’s service area is 18 minutes to dispatch and eight (8) minutes to respond. On average, there are 12 officers patrolling during the day and approximately eight (8) patrolling in the evening. Four (4) cars are typically on patrol. In the study area, there are typically two officers patrolling per car. Sector 401 is characterized as the busiest of the sectors covered by the precinct, especially in the vicinity of Getty Square north toward Locust Hill.

Table 3.8-5 lists crime statistics for the 4th precinct in the past five years. Crimes against persons include murder, manslaughter, rape, robbery and assault. Crimes against property include burglary, larceny, and petty theft.

Table 3.8-5 4th Precinct - City of Yonkers 5-year Crime Statistics					
	Year				
Type of Crimes	2005	2006	2007	2008	2009
Crimes Against Persons	293	314	317	311	317
Crimes Against Property	773	859	710	889	707
Totals	1,066	1,173	1,027	1,200	1,024
Year-to-Year Percent Change	----	10%	-12.4%	16.8%	-14.66%
Source: http://www.yonkersny.gov/Index.aspx?page=483 .					

The annual average number of crimes over the past five years is 1,086 incidents. Based on a population of 49,000 persons in the 4th Precinct, the number of crimes is approximately 0.02 incidents per person.

3.8.2.2 Potential Impacts

For security and other purposes, the proposed project will be staffed by a supervisor who will be on-site at all times, i.e., 24 hours per day, seven days per week. At this time, the Applicant does not propose to provide or hook-up surveillance cameras within the automated parking garage to the police department. The automated parking garage is a secure facility which only permits card key entry into the area within which the vehicles are dropped off and picked up. However, the Applicant is willing to install surveillance cameras and connect to the City police department's surveillance system at the department's request. The police department's preferences will be determined during the SEQRA substantive comment period.

The Project would add approximately 791 persons to Sector 401 of the 4th Precinct. As per discussions with a representative of the Yonkers Police Department, the City is cutting back on police personnel in response to budgetary constraints. In the future, it is anticipated that additional police manpower will be required, especially in areas anticipated to be redeveloped such as the waterfront area. Based on an average of 0.02 incidents per person, it is conservatively estimated that the additional population could result in an increase of 16 incidents or calls annually. However, it is noted that the incidents are not uniformly experienced throughout the precinct area (for example, Getty Square and areas north experience more calls). It is anticipated that the number of incidents would be less as a result of the Project's location adjacent to the Yonkers train station. Fewer incidents may be anticipated as the immediate project area also benefits from the additional police presence in the vicinity of the Yonkers train station as MTA police maintain a substation here. The additional population would result in a change in the coverage ratio from 1 police officer per 438 persons to 1 police officer per 445 persons, an increase of 7 persons per officer, or a 1.6 percent increase in the number of persons covered.

The Project will generate property tax revenues that can be used to supplement the police department's budget (see Section 3.9 of the DEIS).

3.8.2.3 Mitigation Measures

No mitigation measures are proposed.

3.8.3 Fire Protection

3.8.3.1 Existing Conditions

The Yonkers Fire Department consists of 11 engine companies, six ladder companies, and a Heavy Rescue/Hazmat Squad. The fire department is headquartered at 5-7 School Street (see Figure 3.8-1). As part of the Cacace Center project approved as part of the SFC development project, the fire department will be relocated to new 49,000 square foot headquarters on New Main Street. Other fire stations are located at 96 Vark Street, 36 Radford Street, 81 Oak Street, 441 Central Park Avenue, 571 Warburton Avenue, 53 Shonnard Place, 573 Saw Mill River Road, 433 Bronxville Road, 340 Kimball Avenue, and 2187 Central Park Avenue. The Yonkers Fire

Department employs approximately 454 persons. Each year, the Fire Department responds to over 15,000 calls for service.⁶

The nearest fire station to the Project Site is Station 3 at 96 Vark Street. Thirty-one personnel serve this station. The Engine 303 and Battalion 1 Fire Company is located here. A typical response time for Engine 303 is four (4) minutes. National Fire Protection Association (NFPA) 1710 states that the first Engine should arrive in four minutes, while the remaining assignment should arrive to the scene in eight (8) minutes. In the event a ladder truck is needed, an aerial truck from headquarters is called.

Fire Department Administration consists of the Commissioner, three Deputy Chiefs and a small core of administrative staff. The Commissioner is responsible for the overall management of the Department and sets Policies, Standards and Procedures. The Commissioner administers the three primary missions of the Department: Fire Prevention, Fire Suppression and Fire Investigation with each under the command of a Deputy Chief. The Commissioner and Deputy Chiefs also respond to 2nd or greater Alarms of Fire. The Department's Business Office is responsible for payroll and employee benefits, purchasing, and accounts payable.

The Fire Fighting Division of the Department is responsible for the control and extinguishment of fires, provides emergency medical service, handles hazardous material incidents, building collapse, and rescue service. It also provides service to the public for non-emergency incidents such as flooded basements, water leaks and lockouts. The Fire Fighting Division's 18 Companies also perform code enforcement and building and hydrant inspections within their assigned districts. Companies are in service while performing these inspections and are dispatched to alarms via radio. The Fire Fighting Division is separated administratively into two geographical divisions, East and West.

The Fire Training Division, under the direction of a Captain, is responsible for the training and certification of all new Probationary Firefighters as well as conducting the 100 hours of annual in-service training of all on duty personnel. Additional specialized training is organized and conducted as needed by the Training Unit.

The Fire Prevention Division is responsible for the inspection of existing buildings and those under construction or renovation. This division receives and process all complaints or inquiries, and enforces the New York State Fire Prevention and Building Codes. In addition it coordinates all inspections of buildings made by the Fire Companies, attends court sessions to expedite summons's issued for violations of the codes, and issues combustible and other code required permits.

The Fire Investigation Unit is responsible for determining the cause and origin of all fires occurring within the City of Yonkers. All personnel assigned to the unit are trained and certified for this task. Additionally, individuals assigned to the Arson unit bring with them a first hand knowledge of fire behavior that can only be gained from extensive experience in fire suppression.

The Department's Mask Service Technician maintains the Department's Air Compressor and Central Air Reserve. He tests, services and repairs the Department's SCBA equipment. When Fire Operations require, he delivers additional SCBA equipment to the site.

⁶ The DEIS narrative regarding fire protection is a compilation from the SFC DEIS (2005), the Alexander Street Urban Renewal Plan DGEIS (2007), and an interview with Fire Prevention firefighter Peter Joyce (2010).

As per discussions with Firefighter Joyce, the fire department anticipates that additional manpower will be required to serve the approved SFC project along with other projects proposed in the City of Yonkers.

3.8.3.2 Potential Impacts

The Project will add 791 residents, an increase of 0.4 percent of the City's 2008 population. The site is well-served as it is in close proximity Station 3 on Vark Street and is only 0.4 miles from fire department headquarters. That distance will be reduced by the relocation of the fire headquarters to a location on New Main Street at its corner with Nepperhan Avenue.

As per publication NFPA 1720, the minimum number of responders in an urban area with a population of greater than 1,000 persons per square mile is 15. The Project is not anticipated to impact the number of responders that would be activated in the event of an emergency.

As per the most recent data published by the Fire Incident Reporting System (U.S. Department of Homeland Security, 2006), there were a total of 1,206 fire incidents in the City of Yonkers in a City with a U.S. Census 2000 population of 196,086 persons. Assuming conservatively that all incidents involved a residential structure, the number of incidents that would be anticipated at the new apartment building, based on a population of 791 persons, is conservatively estimates to be 5 incidents annually. This represents a worst-case estimate as the building will be brand new and is not likely to generate as many incidents as some of the older residential structures in Yonkers. In addition, not all incidents in the City are related to residential structures.

The new apartment building will be sprinklered and will be constructed in compliance with New York State fire code specifications. The first eight (8) floors of the building will be supplied by street pressure. The upper floors of the building will be supplied by a domestic booster pump. The duplex booster pump will be sized to provide a total flow of 385 gpm at an output pressure of 130 psi. The booster pump is sized to provide adequate pressure for domestic flow to all upper portions of the building, including the top floor.

A separate dedicated fire protection water service connection will be provided from Buena Vista Avenue to the new apartment building. The maximum flow rate for the building's fire protection system will be 1,000 gallons per minute (gpm). The building's fire protection water service is proposed to be an 8-inch line and the location of the proposed connection is shown in Drawing GR - Site Plan Grading and Utilities, of the site plan set. The building's fire protection system will be supplied by a fire pump sized to provide a total flow of 1,000 gpm at an output pressure of 160 pounds per square inch (psi). The pump will provide adequate fire pressure throughout the building including to the top floor of the building.

Currently, two City hydrants are located in the vicinity of the project site; one near the southern portion of the site, at the corner of Buena Vista Avenue (east side) and Prospect Street and the second near the northern portion of the site, on the east side of Buena Vista Avenue. A single new hydrant is proposed on the west side of Buena Vista Avenue, at the front of the residential building. The location and number of proposed hydrants will be finalized in consultation with the City of Yonkers Water Bureau. The locations of existing and the proposed hydrants are shown in Drawing GR - Site Plan Grading and Utilities.

The City of Yonkers Water Bureau conducted a fire flow test in the vicinity of the project site at the request of the applicant. Tests were done on both pressure and flow hydrants on Prospect Street and on Main Street and both hydrant systems are served by 12 inch cast iron water mains. The Prospect Street flow hydrant tested is located near the intersection of Prospect Street and Hawthorne Avenue. The Main Street flow hydrant tested is located in the front of the Post Office approximately 100 feet west of Market Street. A summary of the testing results is provided in Table 3.3-2 of the DEIS.

A flow test is conducted using two hydrants - one hydrant has a pressure gauge and the second has the flow gauge. The pressure measured pre flow is the static pressure and the residual is the pressure measured under flow. That information is then used to estimate the available fire flow at 20 psi because that is the lowest pressure at which the fire pumps in the building and on the trucks should draw water from the system. Based on the flow tests that were conducted, the project engineers indicate that there will be adequate water available for fire fighting operations. The test conducted by the Water Bureau indicated the fire flow at 20 psi ranged from 5,000 to 6,900 gallons per minute, so with the fire pump running at full capacity (1,000 gallons per minute, or gpm) there will be approximately 4,000 gpm remaining for the fire department.

The applicant and the its engineers will continue to work with the City of Yonkers Water Bureau and the Fire Department to assess existing hydrants and other fire protection infrastructure in the vicinity of the site.

Lastly, the Project is anticipated to generate \$211,535 in property tax revenues from construction of the new apartment building. The additional revenues may be used to fund fire protection service in the City.

3.8.3.3 Mitigation Measures

No mitigation measures are proposed.

3.8.4 Ambulance Service and Hospital Facilities

3.8.4.1 Existing Conditions

A private for-profit company, Empress Emergency Medical Services, is the sole provider of ambulance service in the City of Yonkers.⁷ Empress Emergency Medical Service is headquartered at 722 Nepperhan Avenue, approximately 2 miles driving distance from the Project Site. Empress maintains a fleet of over 40 ambulances and 10 paramedic response vehicles, and has a staff of over 250 personnel. Empress provides basic life support, advanced life support, paramedic fly cars, and event standby services. Empress typically locates 30 ambulances within the City limits, and response time to calls for service averages approximately 9 minutes. Empress serves the city 24 hours, 7 days per week. The nearest hospital where an injured person may receive treatment is St. Joseph's Medical Center, although an ambulance will travel to a different facility depending on the injuries sustained.

Yonkers Police Department and Yonkers Fire Department personnel can also provide basic life support (non-transporting, first response) services.

⁷ Source for ambulance service data are the SFC DEIS (2005) and an interview with Captain Jeffries (2010).

St. Joseph's Medical Center is a 194-bed acute care hospital and 200-bed nursing home. It provides a wide range of medical services and is located at 127 South Broadway in Yonkers, NY, just east of the Project Site on the east side of Riverdale Avenue. The center is a New York State-designated stroke center.

St. John's Riverside Hospital is a 366-bed community hospital system with two facilities: one located at 2 Park Avenue and the other at 967 North Broadway. In 2001, Yonkers General Hospital merged with St. John's and is now known as the ParkCare Pavilion. ParkCare is a NYS-designated AIDS center, and St. John's is a NYS-designated AIDS, Level 2 prenatal, and stroke center.

In 2004, according to the latest figures published by the New York Health Commission, St. Joseph's Hospital had an average daily occupancy of 67.7%. St. John's Riverside Hospital has occupancy rates of 79.7 percent and 69 percent for the ParkCare and St. John's facilities, respectively. Based on the total occupancy rates, it appears that available capacity exists presently to serve additional increases in population.

3.8.4.2 Potential Impacts

The Project will introduce 791 persons to the City population. According to Captain Jeffries, Empress Ambulance has the capacity to handle the additional demand that may be placed on its services.

Based on the latest statistics published by the New York Health Commission, nearby hospitals had adequate capacity to handle any increased demand for hospital bed space the Project may place on them.

3.8.4.3 Mitigation Measures

No mitigation measures are proposed.

3.8.5 Public Schools

3.8.5.1 Existing Conditions

The project site is served by the City of Yonkers Public School District, as well as a number of private schools and three colleges.⁸ With regard to public schools, seven high schools, six middle schools and 29 elementary schools serve students in the District. Three of the 29 elementary schools are Early Childhood Centers with pre-Kindergarten and Kindergarten classes only. These schools are located throughout the City and students can request to attend any public school within the district. Enrollment in the District totals approximately 24,453 students - the district is reported to be the 4th largest district in New York State. The District employees: 2,054 teachers, school counselors, psychologists, social workers and teaching assistants; 1,692 non-certified staff; and, 161 school and central administrative staff for a total of 3,907 employees.

⁸ Source for school data are the SFC DEIS (2005), Yonkers School District website, and an interview with Public Information Officer Eric Schoen (2010).

Average class sizes in the District are 20 students for pre-Kindergarten through second grade and 30 students for 3rd grade through high school. According to the New York State Education Report Card for the District, average classroom sizes ranged between 23-25 students. The School District has a student to teacher ratio of approximately 14 to 1. Table 3.8-6 lists schools in the City by location. The Yonkers Public School District budget anticipated there would be 25,532 students in pre-k through 12th grade enrolled in the 2009-2010 school year.

The Yonkers Public School District annual budget for the 2009-2010 school year totals \$487,051,292 - this represents a 0.81 percent increase over the previous year's budget. The per capita cost to educate a student is approximately or \$19,076 per student. Of the total budget, \$218,849,240 was raised through City of Yonkers property taxes. Thus, the per capita cost to be raised by student is \$8,572 per student. The District identified a need for significant investment to address issues in the District's 30 schools as well as identifying a need for more classroom space for neighborhood schools, smaller class sites and modern computer and science labs. The School District continuously evaluates enrollment trends and school facility capacity. The current budget includes approximately \$113 million for capital improvements at the Martin Luther King High School, renovation of the Kahlil Gibran Elementary School, general rehabilitation of School District facilities, as well as books, equipment, and technology improvements.

Table 3.8-6 Yonkers Public School District - Schools		
Elementary/Middle Schools		
Name	Location	Enrollment 2007-2008
School 5 (PK-7)	118 Lockwood Ave.	483
School 9 (PK-5)	53 Fairview St.	319
School 13 (PK-5)	195 McLean Ave.	483
School 16 (PK-5)	759 North Broadway	312
School 17 (PK-5)	745 Midland Ave.	342
School 21 (PK-5)	100 Lee Ave.	409
School 22 (PK-5)	1408 Nepperhan Ave.	365
School 23 (PK-7)	56 Van Cortlandt Park Ave.	404
School 29 (PK-8)	47 Croydon Rd.	583
School 30 (PK-5)	30 Nevada Pl.	371
Cedar Place School (PK-5)	20 Cedar Pl.	356
Eugenio Maria de Hostos Microsociety School (PK-5)	75 Morris St.	302
Patricia A. DiChiaro School (PK-5)	375 Bronxville Rd.	348
Robert C. Dodson School (PK-8)	105 Avondale Rd.	827
Family School 32 (PK-7)	1 Montclair Pl.	492
Enrico Fermi School for the Performing Arts (PK-8)	27 Poplar St.	847
Foxfire School (PK-5)	1061 North Broadway	337
Kahlil Gibran School (PK-5)	18 Rosedale Rd.	247

Table 3.8-6 Yonkers Public School District - Schools		
Martin Luther King Jr. High Tech and Computer Magnet School (PK-5)	135 Locust Hill Ave.	400
Montessori School 11 (PK-6)	90 Wakefield Ave.	251
Montessori School 27 (PK-6)	132 Valentine Ave.	289
Montessori School 31 (PK-6)	7 Ravenswood Rd.	300
Museum School 25 (PK-5)	579 Warburton Ave.	306
Paideia School 15 (PK-7)	175 Westchester Ave.	462
Paideia School 24 (PK-5)	50 Colin St.	247
PEARLS Hawthorne School (PK-8)	350 Hawthorne Ave.	999
Casimir Pulaski School (PK-8)	150 Kings Cross	459
Scholastic Academy for Academic Excellence (PK-7)	77 Park Hill Ave.	498
Rosemarie Ann Siragusa School (PK-5)	60 Crescent Pl.	362
Middle Schools		
Commerce Middle School <i>(now Palisade Preparatory School) (6,7,9,10)</i>	201 Palisade Ave.	668
Emerson Middle School	160 Bolmer Ave.	680
Mark Twain Middle School <i>(now Yonkers Montessori Academy w/Montessori School 11)</i>	160 Woodlawn Ave.	751
Yonkers Middle School	150 Rockland Ave.	811
High Schools (Grades 9 through 12, except as noted)		
Gorton High School	100 Shonnard Pl.	1,500
Lincoln High School	375 Kneeland Ave.	1,509
Roosevelt High School	631 Tuckahoe Rd.	1,403
Saunders Trade and Technical School	183 Palmer Rd.	1,329
Yonkers High School	150 Rockland Ave.	860
Yonkers Pathway to Success VIVE School (Adult Basic Education)	75 Riverdale Ave.	unavailable
Hudson River Academy Alternative High School Program	75 Riverdale Ave.	unavailable
Riverside High School (7-9) <i>(formerly Museum Middle School)</i>	565 Warburton Ave.	725
Source: Yonkers Public Schools website, 2010. New York State Testing and Accountability Reporting Tool, 2007-2008. Note: Since publication of the 2007-2008 NYSTART report cards, changes have been made to the grade levels in various schools, as noted in italics.		

Few schools are in immediate proximity to the Project Site. Although children may attend any school within the District, the nearest schools, within approximately one mile of the Site, are:

- Enrico Ferme School (PK-8);
- Cedar Place School (PK-5);
- Scholastic Academy for Academic Excellence (PK-7);
- Martin Luther King High Tech and Computer Magnet School (PK-5);
- Yonkers High School (9-12)

3.8.5.2 Potential Impacts

According to Mr. John Carr, Executive Director of School Facilities Management, a capacity study is underway for the Yonkers Central School District and will be available in December 2010. At this time, he estimates that the school district is at approximately 95-96 percent capacity. The 2010-2011 enrollment is approximately 26,000 students, and the most recent studies indicate the district has a capacity for 27,500 students. However, he noted that the calculation of the school district's capacity, by facility or for the entire district, is difficult given the fact that teachable space can change annually. This DEIS, once accepted as complete, will be forwarded to the school district for substantive review - it is anticipated that the capacity study will be available during substantive review, and more detailed information can be incorporated into the FEIS. Mr. Carr acknowledged that it will be difficult to correlate the impacts of the proposed project on any one particular school, since students are able to select the school they wish to attend. However, at this point in time, there is sufficient capacity in the district to accommodate the additional 56 students that are anticipated. According to information published in the SFC DEIS, that project is anticipated to generate approximately 196 children. Based on current data, if the surplus capacity of the district is approximately 1,500 students, there is sufficient capacity to handle the additional students that would be introduced from both projects.

It has been estimated by the District that its 2009-2010 enrollment is 25,532 students. The Project would add approximately 56 students, increasing the District's enrollment by 0.3 percent. An additional 18 students in grade levels K through 2, 17 students in grade level 3 through 6, 12 students in grade level 7 through 9, and 9 students in grade levels 9 through 12, would be added to the District's enrollment. Based on an annual cost of \$8,572 per student to be raised in property taxes, educating the additional 56 students would cost \$480,032 to be raised in annual property tax revenues.

The Project would generate \$614,158 annually in property tax revenues to the School District. The additional \$134,126 would be used to supplement the District's budget.

The Applicant is also offering space on the ground level classroom space which may be used by District's programs. The Project would also benefit by its proximity to a daycare center immediately next to the proposed apartment building.

3.8.5.3 Mitigation Measures

No mitigation measures are proposed.

3.8.6 Recreation Facilities

3.8.6.1 Existing Conditions

The City of Yonkers Department of Parks, Recreation and Conservation is responsible for maintaining recreation facilities and providing recreational activities to Yonkers residents. The Department is divided into a number of divisions as follows: Administrative Services, Recreation Programs, Park Maintenance, Conservation/Shade Tree, Youth Services and Animal Control. The Department's staff totals approximately 100 full-time employees, which is supplemented by over 500 employees on a seasonal basis.

The Department operated 70 parks and playground, 74 street malls, 57 ballfields, 24 tennis courts, 16 senior citizen centers, a skating rink a rifle and pistol range, two greenhouses, an indoor pool, four community centers, two nature trails and other facilities. In total, Yonkers has approximately 383 acres of parkland, approximately 100 acres of which is open space or undeveloped. The City this has a ratio of approximately 2 acres per 1,000 population. Table 3.8-7 lists the City's parks and facilities.

Table 3.8-7 Yonkers Public Recreation		
Name/Location	Acres	Amenities
Andrus Park <i>Central Park Ave.</i>	25.4	Baseball diamond, basketball courts, benches, open grass area, playgrounds, soccer field, softball/Little League diamond, tennis courts, wooded area/nature observation
Barton Park <i>High St.</i>	.5	Benches, playgrounds, swings, basketball courts
Bregano Park <i>Rigby St. & Brandon Rd.</i>	4.0	Baseball diamonds, basketball courts, benches, football field, playgrounds, softball/Little League diamond, spectator seating, parking
Bronx River Road Community Center <i>Bronx River Road</i>		Community Center
Buena Vista Pride Park <i>107-109 Buena Vista Avenue</i>	.2	Playground, benches
Charles Cola Community Center <i>North Broadway</i>		Senior Citizen Center, multi-purpose rooms, rest rooms, parking
Caryl Avenue Park and Playground <i>Caryl Ave. And Saratoga Ave.</i>	1.04	Playgrounds, showers, benches, parking
Wilson Park <i>Alexander Ave.</i>	1.0	Basketball courts, playgrounds, benches, hockey
Cedar Place Playground <i>20 Cedar Pl.</i>	.2	Playgrounds, parking
Patriot Park <i>Yonkers Pier</i>	1.0	Benches
Cerone Avenue Park <i>Cerone Ave.</i>	2.0	Undeveloped

Table 3.8-7 Yonkers Public Recreation		
Cerrato Park Riverdale Ave.	2.3	Playgrounds, benches, basketball courts, handball courts, showers
Charlotte Street Parklet Charlotte St. and Sprain Rd.	1.8	Riverwalk, benches, wooded/nature area
Clemens Park & Playground Leighton Ave.	0.3	Playground, benches
Cochran Park & Playground Oliver Ave.	3.7	Playgrounds, benches
Cohen Plaza Pier & Bridge Streets	0.17	Benches
Yonkers Avenue Pool Facilities Yonkers Ave. & Oak St.	1.9	Swimming pool, rest rooms, showers
Columbus Park Park Hill Ave.	2.7	Playgrounds, benches, showers
Conor Park McLean Ave. & Central Park Ave.	4.0	Tennis courts, basketball courts, playgrounds, benches
Coyne Park & Range 777 McLean Ave & Old Jerome Ave.	5.9	Pistol Range, basketball courts, benches, football, playgrounds, spectator seating, parking
Culver Street Playground Culver St & Livingston Ave.	0.2	Playground, benches
Doyle Park & Playground Walnut St. & Ashburton Ave.	1.4	Playground, benches, showers
Dunn Park & Playground Glenwood & Vineyard Ave.	2.0	Basketball courts, playgrounds
Fay Park & Playground Abeel St.	6.27	Playground, benches, baseball diamonds, tennis courts
Ferne Park & Playground Brewster & Dunston Ave.	0.48	Basketball courts, benches, hockey area, playgrounds
Fitzpatrick-Thompkins Park Valley & Bolmer Ave.	2.9	Baseball diamonds, basketball courts, benches
Fleming Park & Playground Prescott St.	28.83	Baseball diamonds, lighted ballfields, benches, playgrounds, soccer field, softball/Little League diamond
Georgia Avenue Park & Playground Georgia & Louisiana Ave.	0.5	Basketball courts, stick ball/whiz ball court, playgrounds, siting area, showers
Gramalatan Hills Park & Playground Palmer Rd. & Little John Pl.	1.4	Playground, benches
Grant Park & Playground Park Ave.	3.9	Playground, benches
Heafy Park Van Cortlandt Park & Coyne Pl.	0.1	Playground, benches
Henning Park Mile Sq. Rd & Millwood Ave.	7.6	Walking path, wooded/nature area

Table 3.8-7 Yonkers Public Recreation		
Hudson Fulton Memorial Park 789 Warburton Ave.	2.2	
Frank Egan Park Miles Sq. & Cook Ave.	0.2	Benches
Kardash Parklet Bretton Rd.	5.0	Baseball diamond, playgrounds, sitting area, softball/Little League field, wood/nature area
Kennedy Marina & Parking Lot Warburton Ave. & JFK Dr.	15.9	Sitting area, concessions, docking facility, fishing/crabbing access, scenic vista, parking lot
Kinsley Park Park & Chase Ave.	3.4	Baseball diamonds, basketball courts, tennis courts, playgrounds, stickball/whizball court, benches, showers
Larkin Plaza Park Larkin Plz.	0.2	Gardens, benches
Lennon Park Lake & Park Ave.	5.4	Baseball diamonds, basketball court, playgrounds, softball/Little League field, hockey, soccer field, benches, spectator seating
Lincoln Park So. Broadway & McLean Ave.	0.55	Benches
Budlohrfink Park Bolmer St.	2.2	Playgrounds, benches, jogging access
Murray's Skating Rink 348 Tuckahoe Rd.	6.5	Skating rink, spectator seating
O'Boyle Park Hawthorne Ave.	3.4	Basketball courts, playgrounds, kickball diamond, benches
O'Moore Parklet Concord Rd.	35.6	Baseball diamond, softball/Little League field, nature trail, parking
Otis Park 789 Warburton Ave.	2.2	Playgrounds, benches
Peter Chema Sr. Community Center Riverdale Ave.		Conference rooms, multi-purpose rooms, senior citizen center
Pelton Park McLean & Van Cortlandt Park Ave.	10.3	Baseball diamonds, hockey, basketball courts, playgrounds, benches
Picket Park Knowles & Hawthorne St.	0.2	Basketball courts, playgrounds, benches
Yonkers Pier, City, Recreation Main St.	1.0	Under construction, benches, parking
Pitkin's Park 87 Locust Hill Ave.	1.4	Basketball courts, playgrounds, benches, showers
Unity Park & Playground Post & Elliot Ave.	0.2	Playgrounds, benches
Ragone-Muscente Park Oak & Willow St.	0.2	Half-basketball court, playgrounds, benches
Ravine Park & Playground Ravine Ave. & Union Pl.	0.2	Basketball courts, playgrounds, benches

Table 3.8-7 Yonkers Public Recreation		
Redmond Park Cook Ave.	35.5	Baseball diamonds, softball/Little League fields, playgrounds, spectator seating, benches
Richter Park Nepperhan Ave & Reade St.	2.8	Baseball diamonds, softball/Little League fields, playgrounds, spectator seating, benches
Rubeo-Cieslinski Park & Playground Edwards & Frederick Pl.	1.8	Basketball courts, playgrounds, benches
Rumsey Mall Rumsey Rd.		Mall
Shevchenko Park Yonkers Ave.	0.1	
Schultze Park St. Elananoras Ln.	3.83	Basketball courts, playgrounds, tennis courts, spectator seating, benches
Scotti Park Bronx River Pkway & Bronx River Rd.	2.9	Baseball diamonds, basketball courts, playgrounds, benches
Singlak-Keehan Park Prescott & Elm St.	0.84	
Smith Park Nepperhan & Lake Ave.	2.7	Baseball diamonds, basketball courts, playgrounds, benches
Stefanik Park Nepperhan Ave. & Ingram St.	0.35	Basketball courts, playgrounds, benches, showers
Stillwell Park & Playground 1018 McLean Ave.	0.3	Playgrounds, benches
Sullivan Oval Park & Playground Van Cortlandt Park & Spruce St.	28.3	Baseball diamond, basketball courts, football field, playgrounds, parking, benches, softball/Little League diamond
Sutherland Park Park Hill Heights	8.5	Hiking trail, scenic vista, walking path, wooded/nature area, benches
Manor House Park Dock St. & Warburton Ave.	0.12	
Tartaglione Service Center 285 Nepperhan Ave.		
Trenchard Park Trenchard St.	0.7	Basketball courts, playgrounds, benches
Trevor Park Ravine Ave.	25.0	Basketball courts, tennis courts, playgrounds, benches
Trinity Plaza Ashburton Ave. & Walnut St.		Benches
Untermeyer Park North Broadway	33.1	Multipurpose rooms, benches, gardens, scenic sites, wooded area/nature observation
Vark Park Vark St	1	Basketball courts, playgrounds, benches
Victory Park 50 Lockwood Ave.	0.2	Monument

Table 3.8-7 Yonkers Public Recreation		
Wakefield Park Bronx River Rd.		Playgrounds, bench
War Memorial Park Copcutt Ln.	13.2	Baseball diamonds, basketball courts, track, parking, playgrounds, softball/Little League field, spectator seating
Waring Park Terrace Pl. & Guion St.	1.9	Benches
Washington Park South Broadway	4.8	City Hall, gardens, benches
Wasicko Park Colin & Agar St.	0.9	Basketball courts, handball court, playgrounds, benches
Welty Park Mile Square & Barton Rd.	3.9	Baseball diamonds, basketball courts, playgrounds, softball. Little League diamond, benches
H. Boo Wilson Park & Playground Tuckahoe Rd.	0.7	Basketball courts, benches, playgrounds, spectator seating, sprinklers
Source: City of Yonkers website, 2010.		

Three Westchester County parks also serve Yonkers. They are the 160-acre Tibbetts Brook Park, featuring a swimming pool, picnic area, hiking trails, a nature study area, freshwater fishing, ball fields, cross-country skiing and six all weather tennis courts, the 270-acre Sprain Ridge Park, which features a pool, a playground and picnic area and the 40-acre Lenoir Preserve, including a nature study area, hiking and cross-country skiing trails and a series of programmed activities. Two County-operated public golf courses are also located in Yonkers: the 120-acre Dunwoodie Golf Course and the 130-acre Sprain Lake Golf Course. Both feature 18 holes, par 70, plus a putting green. Dunwoodie also features a driving range. During the winter, both courses feature cross-country skiing and sledding. The County's parks increase the City's recreation base by 720 acres or be an additional 3.7 acres per 1,000 population.

Along the waterfront, Scenic Hudson has partnered with New York State, Westchester County, the City of Yonkers and the Beczak Environmental Center to create the Westchester County-owned Habirshaw Park, a two-acre riverfront park, esplanade, and environmental education center.

Three recreation trails pass through Yonkers: the Old Croton Aqueduct Trailway State Park, the Old Put and the Bronx River Trailway. The Old Croton Aqueduct Trailway extends approximately 41 miles from the Town of Cortlandt in northern Westchester County to New York City. The southerly Yonkers-Bronx segment of the trail traverses Yonkers running north-south and located on the east side of Saw Mill River Parkway. The Old Put is the name of the Putnam Branch, a former railroad right-of-way that once connected Brewster with New York City. The portion of the trail in Yonkers is undeveloped. The Old Put will be constructed by Westchester County. A small segment of the Bronx River Trailway is located in Yonkers. The trailway includes a paved surface for joggers and cyclists. In addition, a portion of Westchester County's River Walk has been completed along the Yonkers riverfront in the vicinity of the Hudson Park development and the planned Palisades Point. A portion of the River Walk segment passes in front of the Project Site along Buena Vista Avenue.

The National Recreation and Park Association (NRPA) has developed a set of standards for parks, recreation, and open space to help municipalities plan for recreational needs. The standards set forth in Table 3.8-8 takes into account park function, design, use resource characteristics, and preferred location. Including City and County parkland, the City has approximately 5.7 acres of parkland per 1,000 population.

The City has numerous parks that serve as mini-parks, neighborhood parks, and community parks. The County operates parks that would satisfy the demand for large urban parks in Yonkers.

As the waterfront is redeveloped, the City and other agencies have been constructing a riverwalk trail park that will establish a large “natural resource area” park along the Hudson River.

Table 3.8-8 Standards and Classification System For Local Parks & Recreation					
Component	Use	Service Area	Desirable Size	Acres per 1,000 Population	Desirable Site Characteristics
Mini-Park	Used to address limited, isolated or unique recreational needs.	Less than ¼ mile radius	1 acre or less	0.25 to 0.5 acres	Within neighborhoods and in close proximity to apartments, townhouses, or senior housing.
Neighborhood Park	Serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation.	¼ to ½-mile radius	5 to 10 acres	1.0 to 2.0 acres	Easily accessible to neighborhood population and centered within safe walking and biking distance.
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting community-based needs, while preserving open space.	½ to 3 mile radius; serves several neighborhoods	30 to 50 acres	5.0 to 8.0 acres	Physical characteristics (i.e. soils, topography) appropriate for both active and passive recreation. Should be easily accessible to neighborhoods served.
Large Urban Park	Used to supplement community parks. Focus is on meeting community based recreational needs, as well as preserving open space.	Determined by the quality and suitability of the site	Usually a minimum of 50 acres, with 75+ being optimal.	Variable	May include natural features, such as waterbodies and areas suited for intense development.
Natural Resource Areas	Lands set aside for preservation of significant natural resources, remnant landscapes, open space,	Resource availability and opportunity	Variable	Variable	Wetlands, lowlands, shorelines, lakes, ponds, and lands with steep slopes and natural vegetation.

Source: National Recreation and Park Association's Recreation, Park, and Open Space Standards and Guidelines, 1990.

A number of parks are in close proximity to the Project Site, including but not limited to:

- Buena Vista Park, a small mini-park south of the site on Buena Vista Avenue;
- Esplanade Park, the newly created waterfront park along the Hudson River;
- Recreation Pier at the foot of Main Street;
- Habirshaw Park to the north of the Site along Alexander Street;

- Cerrato Park and O'Boyle Park are the nearest facilities that would offer active recreational opportunities.

3.8.6.2 Potential Impacts

The proposed Project will add approximately 791 persons to the City's population. The Project will provide on-site recreational amenities that would serve the residents of the Project, including a swimming pool, a fitness center, a rooftop deck, and 5,000 square feet of resident amenity space atop the roof. In addition, it is anticipated that the new residents would enjoy use of the expanding waterfront park and Recreation Pier in the immediate vicinity. Resident demand for recreation will be met by the accessory recreational amenities integral to the Project and nearby parks.

Several parks are in close proximity to the Project Site. The 56 schoolage children that would be generated by the proposed project are able to walk to several public parks that provide a range of recreational opportunities. The nearest parks to the site (within one-half mile) include:

- Buena Vista Park - playground and benches
- O'Boyle Park - basketball courts, playgrounds, kickball diamond, benches
- Cerrato Park - playgrounds, benches, basketball courts, handball courts, showers

A more diverse set of recreational equipment and activities are available at parks that may be located more distant from the project site, but still within approximately one mile of the new apartment building. These would include facilities such as:

- Fleming Park - Baseball diamonds, lighted ballfields, benches, playgrounds, soccer field, softball/Little League diamond
- Sullivan Oval - Baseball diamond, basketball courts, football field, playgrounds, parking, benches, softball/Little League diamond

3.8.6.3 Mitigation Measures

No mitigation measures are proposed.

3.8.7 Solid Waste Disposal

3.8.7.1 Existing Conditions

The Environmental Services Division of the City of Yonkers Department of Public Works is responsible for the collection, transportation and disposal of the City's solid waste, recycling and debris material. As part of the City's recycling program, the Division collects newspapers, leaves for compost, and commingled recyclables at curbside every week. The collection process also includes weekly pick-up of non-metal bulk items. Bulk metal items are picked up by appointment. In a typical year, more than 100,500 tons of refuse is collected and 8,000 tons of pulp, such as newspapers, and approximately 3,000 tons of recyclable materials.

The Refuse Disposal Division is responsible for the transportation and disposal of the City's solid waste, recycling, refuse and debris material, which is collected at the disposal facility/recycling center located on Saw Mill River Road. In a typical year, the Division processes

approximately 9,500 tons of organic waste, The Refuse Disposal Division recycles approximately 8,000 tons of pulp and 3,000 tons of commingled items.

The DPW provides twice weekly solid waste collection to residential buildings. Recyclable paper is collected every other week, and recyclable commingles are collected on the opposite week. Currently, many of the existing multi-family buildings use private carters to provide more frequent solid waste and recyclable collection. Private carters are used because the buildings do not have storage capacity to accommodate the solid waste generated by residents.

Westchester County Refuse Disposal District No. 1 is responsible for the transportation and disposal of municipally-collected solid waste (MSW). To accomplish this service, the county's solid waste disposal system consists of:

- four transfer stations;
- a waste-to-energy plant at Charles Point in Peekskill;
- a fleet of tractors and transfer trailers for waste hauling, and recyclable containers for hauling recyclable materials;
- a landfill at Sprout Brook solely permitted for disposal of ash residue from the Charles Point Resource Recovery Facility;
- a material recovery facility (MRF);
- And, various equipment for organic yard waste processing and transport.

To provide for the long-term disposal of solid waste, 36 of the county's 43 municipalities have entered into Intermunicipal Agreements (IMAs) with the district. Under these agreements, the municipalities collect MSW and have committed all MSW up to a maximum allowable amount to the county solid waste disposal system. These municipalities deliver waste either directly to the Charles Point facility or the transfer stations. The member municipalities have entered into an IMA, committing the participants to deliver source separated recyclables to the MRF. The seven remaining municipalities in the county may also enter into IMAs making similar commitments.

3.8.7.2 Potential Impacts

No change will occur to current refuse collection at the Trolley Barn or the three residential buildings on the east side of Buena Vista Avenue.

The per household rate for solid waste generation according to the Urban Land Institute's 1994 Development Impact Handbook, is .00175 tons per person per day. The Project would introduce 791 persons, resulting in an estimated solid waste generation of 1.38 tons per day.

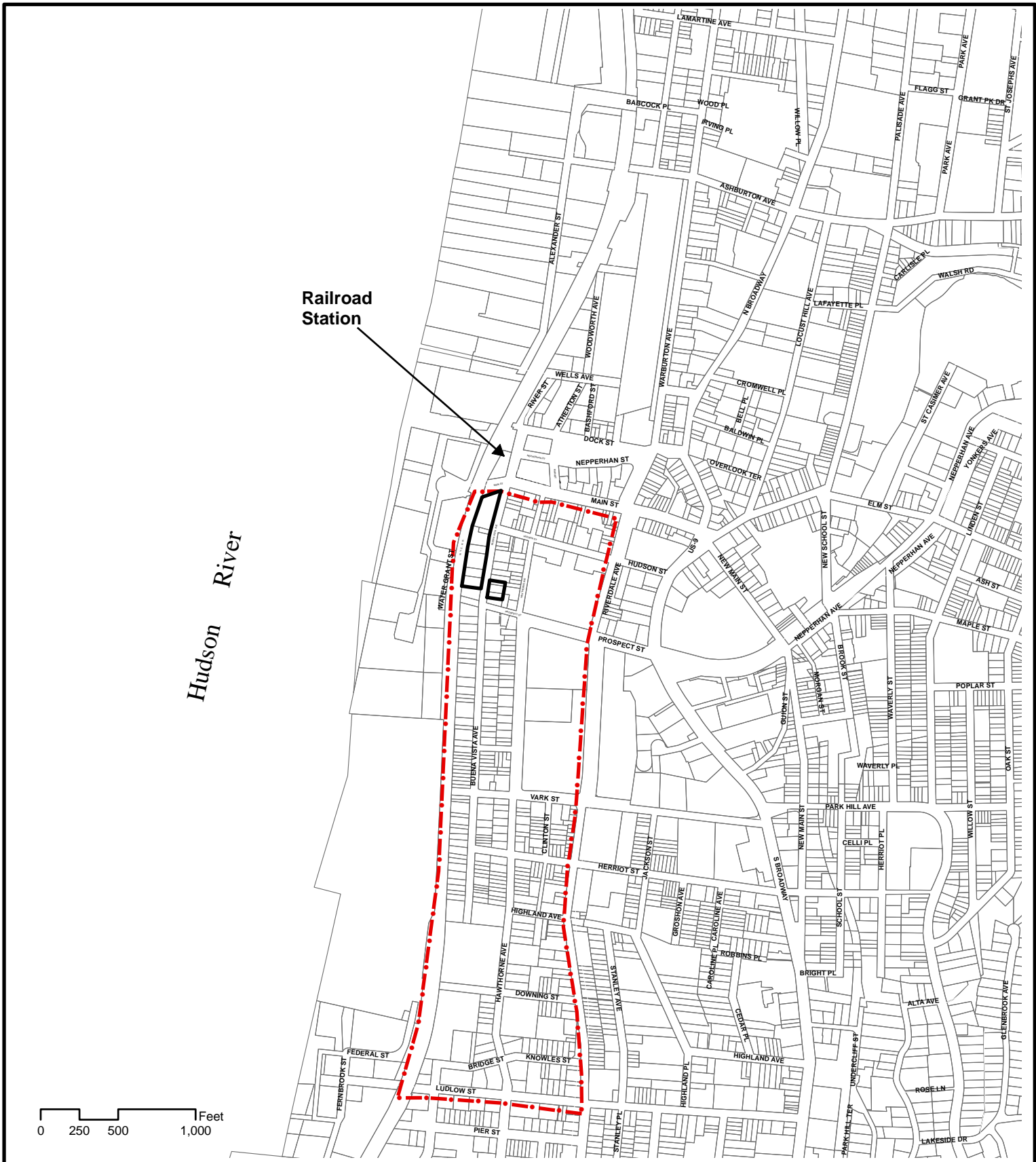
Refuse generated by each apartment will be thrown into a chute accessible on each level of the apartment building. The refuse will be collected within a 580 square foot enclosed room on the ground level next to the auto court within which a trash compactor is located. Waste disposal vehicles will pull into the auto court, pick up the refuse, including recyclables, and picked up by the City refuse vehicles. The project engineer has checked the turning radii for garbage trucks and the dimensions of the auto court are adequate to handle turning movements. According to a City Sanitation Manager⁹, the City has the capability of picking up 40 yard containers. A

⁹ Mr. Pete Capabianco, Sanitation Manager, phone communication, October 18, 2010.

40-yard container, which can hold up to 8 tons of compacted residential waste, would be sufficient to handle the waste generated by the project, with two refuse disposal pick-ups per week. The specific waste container to be used will be determined in consultation with the Manager of Refuse Disposal. The project is not anticipated to result in any violation of the agreement between the County and the City for waste collection. A separate private contract will be established with a carter to handle any refuse generated by the hydroponic garden which is not otherwise composted onsite.

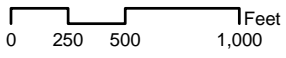
3.8.7.3 Mitigation Measures

No mitigation measures are proposed.





Hudson River

Railroad Station



Legend

-  Census Tract 1.03
-  Site Property Boundary

**Figure 3.8-1: Census Tract 1.03
Buena Vista Teutonia PUR
City of Yonkers, Westchester County, NY**
Source: Westchester County GIS
Scale: As shown

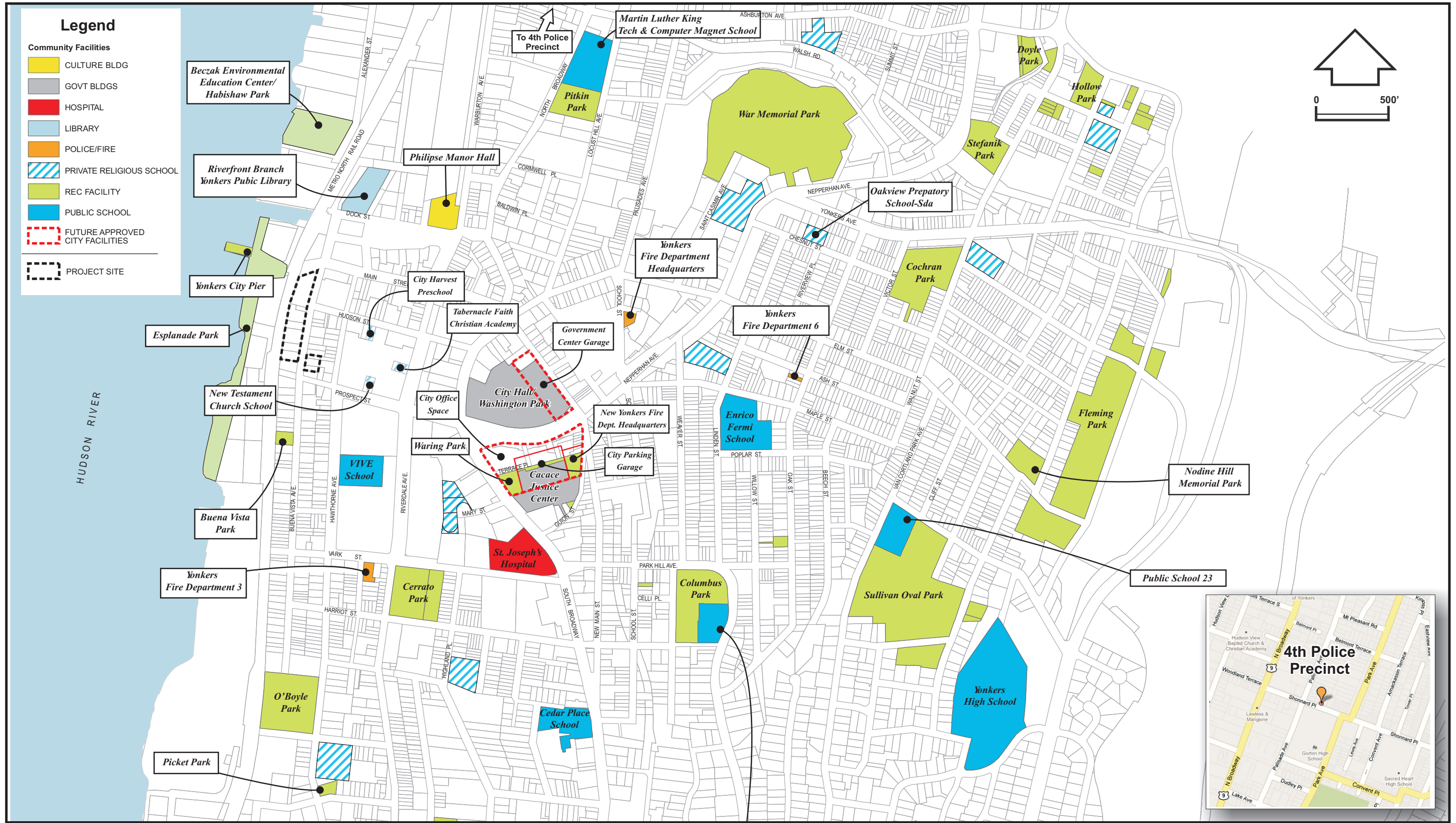


Figure 3.8-2: Community Facilities
 Buena Vista Teutonia PUR
 City of Yonkers, Westchester County, New York
 Source: Struever Fidelco Cappelli LLC,
 DEIS for the River Park Center, Cacace Center, Larkin Plaza and Palisades Point, July 2007