

APPENDIX A
SEQRA Documentation

State Environmental Quality Review Act (SEQRA)

SCOPING DOCUMENT

Buena Vista Teutonia Development
City of Yonkers, Westchester County, NY
Draft Environmental Impact Statement (DEIS)

SEQR CLASSIFICATION: **TYPE I ACTION**

LEAD AGENCY: Yonkers Planning Board

LIST OF INVOLVED/INTERESTED AGENCIES

The following is a list of involved and interested agencies:

Involved and Interested Agencies

Yonkers Planning Board – Approval of PUR Special Use Permit and Site Plan; Recommendation on Amendment to Urban Renewal Plan; Recommendation on Landmark Site designation

Yonkers City Council – Approval Resolution of PUR Special Use Permit; Amendment to Urban Renewal Plan; Landmark Designation; Amendment to Downtown Waterfront Master Plan

Yonkers Landmark Preservation Board – Potential Teutonia Hall and the Otis buildings; Recommendation on landmark application/designation; Certificate of appropriateness if designated a landmark.

Community Development Agency –Recommendation on Amendment to the applicable Urban Renewal Plan; Amendment to Downtown Waterfront Master Plan

Yonkers City Departments – Sewer and water improvements, road and intersection improvements
Engineering – Street Opening Permits, Storm and Sanitary Sewer design Approvals
Water – water main extension, sprinkler connection
Traffic Engineering – traffic engineering impacts, access and parking
Housing & Building – demolition, building, plumbing & electrical permits
DPW – sanitation if using City of Yonkers collection services

New York State Dept. of Environmental Conservation - SPDES Stormwater Permit; Water quality certification/Section 404 of Clean Water Act

NYSDOS

Uniform Code Regional Board of Review – potential variance
Coastal Consistency Review

NYS Office of Parks Recreation and Historic Preservation (OPRHP)- Review of potential historic, archeological and cultural resource effects on the Trolley Barn, a NRHP site.

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Westchester County Department of Planning – GML Section 239/County Administrative Code Review

Westchester County Department of Health – Review of water and sewer improvements

Metro-North Railroad - Review of proposed plans

Federal Aviation Administration – Review and permitting, if required, for building height

Introduction

This Scoping Document is submitted to the Lead Agency, City of Yonkers Planning Board, for the SEQR review of the proposed Buena Vista Teutonia Development project.

This document is intended to serve as the foundation for the identification of all potentially significant adverse impacts that are pertinent to the proposed action, and to identify appropriate mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

DESCRIPTION OF THE PROPOSED ACTION

The project sponsor, Teutonia Buena Vista, LLC, proposes to construct a residential development in downtown Yonkers, Westchester County, New York. The Buena Vista Teutonia Development involves the redevelopment of a number of vacant and/or underutilized properties within the Downtown Waterfront Area. It consists of a 25-story (with three stories below street grade), 412dwelling unit residential building, with an ancillary parking garage and a rooftop hydroponic garden. The proposed multifamily dwelling building would be physically integrated with the adjoining Trolley Barn multifamily live-work building at 92 Main Street. In addition, eight (8) two-bedroom dwelling units would be constructed at 66-72 Buena Vista Avenue in three free standing existing buildings. The overall site consists of 2.04 acres within the DW zoning district and would require, among other approvals, Special Permit approval to allow a PUR (Planned Urban Redevelopment) special use permit and Site Plan approval.

The subject property is comprised of the following tax lots:

- Block 512, Lots 1, 11, 13, 15, 17, 21, and 23
- Block 111, Lots 24, 25, and 27

POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS

The proposed action may result in significant adverse impacts to: land use and zoning; traffic; soils, geology and topography; drainage; historic resources; visual resources and community character; community services; utilities; socioeconomic and fiscal conditions; ambient noise levels. In addition, short-term construction-related impacts have the potential to result in significant impact.

GENERAL SCOPING CONSIDERATIONS

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A site-specific Draft Environmental Impact Statement (DEIS) will be prepared to address all items described in this draft Scoping Document.

The SEQRA regulations will be followed for direction on the required content of a DEIS. The DEIS will assemble relevant and material facts and evaluate reasonable alternatives. It will be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, it will be referenced in the DEIS and included in an appendix.

The DEIS will be written in the third person without use of the terms I, we, and our. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. All graphics will clearly identify the project area. The DEIS will group each issue identified into one Existing Setting, Impacts, and Mitigation section to permit more efficient review. Opinions of the applicant that are unsupported by evidence will be identified as such.

A full scale site plan will accompany the DEIS as an appendix and reduced copies of pertinent site plan drawings will be included in the text of the DEIS. The documents shall contain, as attachments, plans, reports, and studies meeting prevailing Federal, State and City criteria with respect to all disciplines of study as well as City special use permit, site plan and PUR criteria.

DEIS Contents

Cover Sheet listing preparers, title of project, DEIS identification, location, Lead Agency, and relevant dates (i.e. date of acceptance, date of public hearing, final date for acceptance of comments). The list of preparers will include the name, contact name, address, and phone number for all consultants who helped prepare the document. The Lead Agency will be listed with a contact name and phone number. An Applicant representative will be identified with a name and a phone number.

Table of Contents including listings of tables, figures, maps, charts, and any items that may be submitted under separate cover (and identified as such), with page numbers listed for each. A comprehensive index will be provided to facilitate review.

I. EXECUTIVE SUMMARY

The Executive Summary will include a brief description of the proposed action and a listing of all potential environmental impacts and proposed mitigation measures. A summary will be provided of the approvals and permits required, and of the alternatives to the proposed action that are evaluated in the DEIS. The executive summary will only include information that is found elsewhere in the main body of the DEIS.

II. DESCRIPTION OF THE PROPOSED ACTION

This chapter of the DEIS will describe the project site and its location, the proposed project, the public need and objectives of the project sponsor, and list required approvals, reviews, and permits.

A. Site Location and Description

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1. A written and graphic description of the location of the project site in the context of its neighborhood(s), including tax identification number and map identifying abutting property owners. The site shall be described relative to surrounding land uses, main transportation corridors, and prominent natural and man-made features on and surrounding the project site. The land use study area will generally include the area within a quarter mile radius from the site, but in any case, should include the Buena Vista Avenue neighborhood and the downtown. These are defined by the area within Buena Vista Avenue, Hawthorne Avenue, Riverdale Avenue to Downing Street and the area from the site to O'Boyle Park to the edge of the Sugar House, and the City's downtown zoning districts as defined by the DW, CB and GC districts.
2. Brief description of the environmental setting of the site. The description shall include a brief history of site use, current uses of the site and/or past activities and man-made facilities thereon.
3. Identification of any easements, rights-of-way, or other legal devices affecting development of the site.
4. Description of the existing utilities serving the project site.

B. Description of the Proposed Action

1. Written and detailed description of the proposed action, including the buildout year, proposed uses including residential and non-residential uses, housing affordability, program and number of units, housing target market, parking facility, special environmentally sustainable amenities, building operations and characteristics, design and materials, layout, phasing and construction schedule and management. Provide elevations, floorplans and renderings of buildings. Discuss treatment of the three individual multifamily houses, provide visual representations. Describe proposed building amenities.
2. Identify zoning and describe existing land uses for the project site and adjoining properties.
3. Discuss compliance with all zoning and site plan approval standards and other criteria set forth in the City of Yonkers Code including discussion of applicable urban renewal plans affecting the site's development. The DEIS will indicate the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed and an evaluation of why such deviation is needed and would be appropriate.

C. Project Purpose and Need

1. Discuss the purpose or objective of the project sponsor.
2. Identify the public need for the proposed action, including consideration of consistency with adopted policies and/or plans.

D. Approvals, Reviews and Permits

1. List and describe all required approvals, reviews, and permits required, by agency, to implement the proposed action.
2. List all Involved and Interested Agencies for DEIS distribution.

III. ENVIRONMENTAL SETTING, IMPACTS, MITIGATION

This section of the DEIS will identify the existing environmental conditions, potential impacts of the action, and proposed mitigation measures as appropriate for each of the major issues identified in this draft Scoping Document. The format or organization of this section will include the following subsection headings for each topic or impact issue:

Environmental Setting
Potential Impacts
Mitigation Measures

This format provides for a more meaningful presentation of the environmental issues that allows the reader to focus on individual impact issues.

No Build Projects

The Buena Vista Teutonia Development project represents an additional project implementing ongoing revitalization efforts in the City's downtown area. Given the magnitude of other potential redevelopment in the project areas, a determination of the methodology for examining the subject project impacts needs to be established within the context of these other major and smaller scale development projects. Therefore, the subject project should be analyzed within the context of the following two scenarios and all the following identified impact areas:

The No Build condition should include the following scenario: (1) all no build projects considered in the SFC Application for River Park Center, Cacace Center Development, Larkin Plaza and Palisades Point, all projects approved since projects considered in that application and the entire SFC project.

A. Geology, Soils and Topography

Existing Conditions

1. The existing surface geology and bedrock of the site will be described. A complete analysis of the onsite conditions will be included in a geologic report prepared by the project engineer given the steep slopes and potential for blasting or other forms of rock removal encountered on the site.
2. Existing brownfield conditions of the site should be explained. Suitability of soils given the site's status as a brownfield will be evaluated and described. If prominent and/or unique features, including rock outcroppings are present at the site, these features should be identified on plans.
3. A topographic survey based on a two-foot contour interval will be prepared by the project engineer. Existing and proposed topography will be mapped.

Potential Impacts

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1. If rock material is proposed to be removed to complete the grading process for this site, the nature of the rock material likely to be encountered should be described, and method of rock removal should be clearly identified (i.e., ripping, blasting), with the impacts and mitigation measures discussed. Quantities of soil and rock to be removed from site should be identified. Contaminated material to be removed from the site, if any, should be quantified. Any permits and authorizations required prior to rock removal or blasting will be identified.
2. A comparison of existing and proposed topography will be evaluated. A detailed cut and fill analysis, including an analysis of the disposal of excess cut or the import fill materials, will be provided by the engineer for discussion in the DEIS.
3. Any impacts that rock disturbance will have on the geological condition or brownfield characteristics of the site should be identified.
4. Any impacts that subsurface disturbance will have on street right of ways or utilities should be identified.
5. References to the hazardous materials section should be included in this section to summarize the issues and to alert the reader to the later section of the DEIS.

Mitigation Measures

1. Mitigative measures, if required, will be described relative to rock removal, blasting and the brownfield condition of the site. Creation of the geothermal heating system and any impacts that rock disturbance will have on the geological condition will be identified.

B. Surface Water Resources and Stormwater Management

Existing Conditions and Potential Impacts

1. A drainage study, defining existing and post-development peak rates and flow volume of stormwater runoff and stormwater quality treatment during the statistical 2-, 10-, 25-, and 100-year storm events will be prepared by the project engineer. The results of this study will be summarized in the DEIS text and all supporting calculations will be presented in the appendix to the DEIS. As part of the drainage study, the following will be provided:
 - a) Identify and map existing drainage infrastructure on the project site and in the adjoining roads and abutting properties.
 - b) Analyze the effects of stormwater runoff on existing City drainage infrastructure.
 - c) Discuss the effects of any changes to the stormwater runoff due to the development of the proposed action and the project's potential to result in increases in Combined Sewer Overflow (CSO) events.
2. Pre- and post-development stormwater runoff quality and outline of treatment methods per current NYS DEC Design Standards and local regulations will be presented.
3. The access to, ownership of and responsibility for long term maintenance of any stormwater management facilities will be discussed.
4. Discuss NYS DEC and local permitting requirements for the project. Discuss compliance with Article XVII, Stormwater control, of the City of Yonkers Zoning Chapter.

Mitigation Measures

1. Mitigation measure to minimize impacts from storm water quantity and to minimize adverse storm water quality impacts will be described.

C. Utilities

This chapter of the DEIS will assess the demands placed on City infrastructure that would serve the project, including: water supply, sanitary sewage, and energy supply (electric and gas). The following shall be analyzed:

Existing Conditions

1. A map of existing sewer, water, electric and telecommunication and natural gas lines serving the project site and immediate vicinity will be provided. Discuss the capacity of said lines and systems.

Potential Impacts

1. The ability of private utility providers (i.e. gas, electric and telecommunications) to service the project will be provided and any improvements or upgrades required will be identified.
2. Determine if the sanitary sewer flows generated by the proposed project will affect the existing combined sewer system, and describe potential increases in or reductions of inflow and infiltration. Determine appropriate contribution to the City of Yonkers or other method proposed to facilitate reduction of system wide inflow and infiltration.
3. Estimates of water and wastewater volumes required and generated by a full build-out of the project and all its components shall be provided by the project engineer and their concomitant impact on water (including firefighting capabilities) and wastewater quantity and quality evaluated. Due to the nature of area wide system water flow, in addition to providing a discussion of the capacity of the existing water and sewer mains in the immediate project vicinity, a wider area study of the water availability and piping capacity and condition shall be conducted. This analysis should include evaluation of mains in their existing and post project development condition, in consultation with the Water Department. The extent of the area of study should be based on how wide an area will be affected due to the projected increase in demand from this project. The size and condition of area pipes should be examined to determine demand for residential as well as project amenities such as the hydroponic garden. Location of required water connections should be identified.
4. Analysis to show adequate domestic water pressure and flow capacity on the top floor of the residential tower along with the garden should be provided.
5. Demonstration of prevention of cross contamination of the water system should be provided, to include:
 - Details of internal water distribution system for proposed hydroponic garden and geothermal heating system for the tower
 - Explanation of water source for hydroponic garden, i.e. well, potable, city potable water

- Descriptions of water system for geothermal heating system, i.e., stand alone, supported by Yonkers system
6. The number of required or provided hydrants for fire protection, if any, should be described. Impacts to fire flow should be analyzed
 7. The need and cost of upgrades to the City water and wastewater systems should be analyzed and presented. Discussions and interviews will be held with public works and city engineering officials.
 8. Identify the demand for and amount of electricity and gas services anticipated to be required to service the project, its availability and location, and any upgrades required.
 9. The siting and location of necessary utility service for the project (including transformers, holding tanks, utility stations, meter boxes, etc.) will be identified. The size of such required service additions, if any, will be identified.
 10. Discuss green technologies to be integrated into the design of the project. Describe the impact of the hydroponic farm on water demand and the need for on site holding tanks.

Mitigation Measures

1. Required or planned improvement to water and sewer systems to provide increased capacity of treatment or conveyance systems will be discussed and a program to provide such facilities presented. The use of conservation measures designed to reduce the demand for water supply will be evaluated.
2. Required or planned private utility improvements to service the project will be discussed. The use of conservation to reduce energy usage will be discussed.

D. Land Use and Zoning

This section of the DEIS will assess the potential impacts of the proposed changes in the land use pattern that would result from implementation of the project.

1. Land Use

Existing Conditions

- a. Describe existing land uses of the subject property and adjoining properties generally within ¼-mile of the project site. The land use study area will generally include the area within a quarter mile radius from the site, but in any case, should include the Buena Vista Avenue neighborhood and the downtown. These are defined by the area within Buena Vista Avenue, Hawthorne Avenue, Riverdale Avenue to Downing Street and the area from the site to O’Boyle Park to the edge of the Sugar House, and the City’s downtown zoning districts as defined by the DW, CB and GC districts. Describe past use of the project site.
- b. Describe existing land use plans and policies applicable to the project site and vicinity, which may include but not be limited to: City of Yonkers Master Plan, Riverview Urban Renewal Plan, Waterfront Development Plan, Westchester County Plan (2025), Greenway Compact, NYSDOS Coastal Policies; Westchester County CEA and Waterfront CEA. Also,

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describe the City's current efforts with regard to formulating a new downtown master plan and how this project might fit into that yet to be formulated plan.

Potential Impacts

- a. Discuss the compatibility of the proposed project with the character of the adjoining area. Make particular reference to compatibility with the Queen's Daughters Day Care Center and project impacts on that land use.
- b. Describe project's consistency with the various land use plans and policies above, including New York State coastal consistency. Describe any required modifications to existing plans and policies and the procedures required to make such modifications.
- c. Describe the proposed project and changes in land use patterns. Discuss potential impacts on adjacent land uses.
- d. Discuss the hydroponic farm and its operation. Describe anticipated amount of produce to be generated by season and time of day. Identify how loading and unloading of product and materials will be handled on the site.
- e. The proposed geothermal wells will be drilled below City streets within existing right of ways. Describe the type, duration and frequency of maintenance required. Describe what permits and approvals will be required to implement such servicing and potential impacts to surrounding land uses and traffic flow. Identify any temporary or permanent easements (or license agreements) necessary for placement of geothermal wells in City right of ways.

Mitigation Measures

Describe any measures to mitigate adverse impacts to land use.

2. Zoning

Existing Conditions

- a. Describe existing zoning of the project site and adjoining properties. Provide map of existing zoning districts within the study area

Potential Impacts

- a. Identify and describe existing regulations of each district and proposed application for mapping of other districts (PUR) and their characteristics and regulations.
- b. Demonstrate compliance of proposed project with all zoning requirements and site plan approval standards and other criteria set forth in the City Code. Zoning and site plan compliance demonstration shall clearly indicate the extent to which any modifications or waivers of such standards and other criteria or any variances from such regulations would be required to carry out the project as proposed, and an evaluation of why such deviation would be appropriate.

Mitigation Measures

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Describe any measures to mitigate adverse impacts to zoning.

E. Transportation

A Traffic Study will be conducted which will evaluate existing traffic conditions compared to conditions that would be anticipated from implementation of the proposed action. The study will address potential impacts associated with implementation of the proposed action, and will identify proposed traffic and safety improvements or other mitigation measures designed to lessen the impact of the project on the adjacent road network. Methodologies from the latest version of the Highway Capacity Manual will be used to conduct intersection analyses. Both SYNCHRO and HCS analysis software shall be used for the analysis. At the signalized intersections below (Riverdale Avenue/Prospect Street; Nepperhan Avenue and South Broadway and Prospect Street), SYNCHRO analysis will be used to establish the timing for the HCS analysis. All of the data collected and analyzed will be summarized in maps or tables. The capacity analyses results shall be summarized in tabular form and provide the LOS, vehicle delays, v/c ratios and queue lengths.

1. Study Area Intersections. Data collection will include counts and turning movements at the following existing intersection locations:

- Buena Vista Avenue/Main Street
- Buena Vista Avenue/Prospect Street
- Riverdale Avenue/Hudson Street
- Riverdale Avenue/Prospect Street
- Riverdale Avenue at Main Street
- Buena Vista Avenue at Hudson Street
- Hudson Street at South Broadway
- Nepperhan Street at Warburton Avenue
- Nepperhan Avenue and South Broadway and Prospect Street
- Hawthorne Avenue and Hudson Street

In addition, using the available data from the SFC traffic studies, the following other intersections shall also be evaluated on a qualitative basis unless the site generated traffic distributions indicate a peak hour increase of more than 5% over the existing conditions.

- Nepperhan Avenue and New Main Street
- Nepperhan Avenue and New School Street
- Nepperhan Avenue and Elm Street
- Yonkers Avenue and Walnut Street
- Yonkers Avenue and Prospect Street
- Yonkers Avenue and Saw Mill Parkway On & Off Ramps

2. Peak Hours. The AM and PM peak hour traffic volume counts and analysis of intersections and turning movements will be conducted on Tuesday, Wednesday or Thursday to accurately measure the commuter traffic. Data will be collected when public schools are in session. Using available data from the SFC traffic studies, a qualitative discussion of Saturday conditions and potential impacts should be provided.

3. Roadway analysis. Streets and street intersections to be analyzed will be inventoried to determine street width, speed limits, number of travel lanes, sight distance measurements, traffic control devices, signs, and markings including parking regulations.
4. Analysis of Impacts. The analysis will include evaluation of other known area projects at the time that the traffic study is undertaken. The study will include applicable development projects under construction, and development projects approved and not yet under construction. The build year at which time the project will be completed, 2014, will be analyzed. The capacity of each intersection for the existing, no-build, and build conditions will be calculated using the procedures described above. The potential traffic generation resulting from the proposed use will be estimated based on the Institute of Transportation Engineer's most recent *Trip Generation Manual*. Data on modal split shall be presented to and reviewed and approved by the City's Traffic Engineer and Traffic Consultant prior to the completion of the build analysis.

The traffic analysis should include a complete evaluation of future conditions with and without the SFC development, i.e., No-Build and Build conditions both with and without SFC traffic and mitigation.

The parking demand generated by the proposed park uses will also be considered in the development of adequate parking areas.

5. The existing and proposed pedestrian environment will be described and reviewed in terms of existing and future patterns and identification of improvements to support them including recommendations for new crosswalks, etc.
6. Parking demand and capacity associated with the proposed project will be analyzed in detail and a thorough description and analysis of the proposed automated parking facility shall be provided. This shall include evaluation of potential queuing at the access. The loss of any permanent spaces on Buena Vista Avenue should be considered.
7. Capacity of mass transit services to accommodate anticipated demand from project.
8. Emergency vehicle access for the site and surrounding streets will be evaluated and discussed with the City's Police, Fire and Traffic Departments.
9. The proposed parking garage operation including safety, visitor parking and circulation will be evaluated in detail. Available data on other existing similar operations shall be provided.
10. Construction activities including loading staging areas, parking for construction workers, Isot on street spaces and traffic management during construction shall be presented.
11. All traffic issues related to the hydroponic farm including but not limited to the loading and unloading of produce; number of workers; traffic generated by classes; adequacy of visitor parking relative to farm shall be evaluated in detail.
12. Appropriate mitigation measures including responsibility shall be identified for both on-site and off-site traffic, mass transit, parking and pedestrian operations.

F. Aesthetic Resources

The proposed action will result in the construction of buildings with a massing that is in contrast to the existing environs and that could impact publicly accessible views. Heights of buildings could also affect flight patterns and compliance with Federal Aviation Administration regulations need to be demonstrated. A visual resources assessment will be conducted based on the DEC program policy notification Assessing and Initiating Visual Impacts; DEP-00-2. The purpose of this review is to determine when a facility is potentially within the viewshed of a designated aesthetic resource and whether there are significant impacts that require measures to eliminate, mitigate or compensate for adverse aesthetic effect.

Existing Conditions

1. Describe in text and photographs the visual characteristics and significant visual resources in the study area. Some more distant views along view corridors with public open spaces or facilities may be considered outside the study area as identified below. Existing designated scenic and historic areas on both sides of the Hudson River will be located and mapped, including relevant Scenic Areas of Statewide Significance (SASS). A visual analysis will be completed to determine and describe the visual character of the project site within the context of its surrounding area. A view shed analysis that accounts for topography should be provided to show areas that potentially have views of the building. A view shed map will be prepared to locate possible visual resources within the study area.
2. Describe existing streetscape conditions and treatment.

Potential Impacts

1. The effects of the proposed project on the visual environment will be analyzed using renderings, photo-simulations and other techniques including sections, aerial photographs, visual sight lines and narrative text. View corridors, views from public and open space sites and shadow impacts will be considered. Photo-simulations will be provided during the leaf-off season and renderings will depict the context of the building(s) within the study area and neighborhood.
2. Design elements of the building(s) will be examined, including building heights, materials and streetscape.
3. View shed Analysis – A view shed analysis based on topographic conditions using the height of the proposed structure(s) to identify the worst case view shed and conditions that could have a clear line of sight looking toward the proposed project will be performed with photo-simulations utilized to represent views of the proposed project from the following: In addition, Global Mapper or similar program will be utilized to determine views from which the proposed buildings will be seen. The following views will be analyzed to determine potential impacts, and simulations will be performed only for those views where Global Mapper or other program indicates the proposed buildings may be part of the view shed. Where prior simulations for the required locations exist as part of the prior River Park Center, Cacace Center Development, Larkin Plaza and Palisades Point Environmental Impact Statement analyzing those locations, those may be utilized as the basis for analysis of the proposed Buena Vista Teutonia Development project. A key map will be provided.

- Palisades Interstate Park overlook

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- Philipse Manor Hall National Register Site
- From the Hudson River from the South, North and West
- Yonkers City Waterfront Promenade at the Recreation Pier
- City Hall (Washington Park)
- Hudson River Promenade at Yonkers Recreational Pier
- Park Hill Neighborhood at Leslie Sutherland Park
- JFK Marina Park
- Train Station Plaza including Train Station, Post Office and Trolley Barn
- Main Street

In addition, Global Mapper or similar program will be utilized to determine other views from which the proposed buildings will be seen. Simulations will be performed only for those views where Global Mapper or other program indicates the proposed buildings may be part of the view shed.

4. View Corridors

Each view corridor from different neighborhoods found to be significant based on impacts related to the proposed project will be analyzed. Description of project impact in each view corridor will be analyzed and discussed. A key map will be provided.

- Hudson River north, south and west
- Prospect Street Intersection toward project (view Corridor)
- Nepperhan Avenue and Yonkers Avenue
- School Street
- Poplar Street and Oak Street
- Spruce Street and Alder Avenue
- Getty Square and Main Street
- Train Station Plaza, Post Office, Trolley Barn

5. Public and Open Space Resources

The following public and open space resources should be analyzed that can potentially be affected by alteration of views from these resources towards the proposed project. The analysis from these sites should be from a viewpoint (s) from which the proposed project would be most visible to site visitors. Views from sites, districts, or structures listed on the State and/or

National Registers of Historic Places not listed should also be considered. A description of project impacts on each public and open space resource will be described.

- A. Beczak Environmental Education Center and Habirshaw Park
 - B. Cerrato Park
 - C. Esplanade Park
 - D. Sullivan Oval Park
 - E. Dunwoodie Golf Course
 - F. Leslie Sutherland Park
 - G. Sculpture Garden
 - H. City Recreation Pier
 - I. O'Boyle Park
 - J. Philipse Manor Hall
 - K. Pitkin Park
 - L. Riverfront Branch of Yonkers Public Library, Railroad Station, Post Office, Trolley Barn
 - M. Yonkers City Hall and Washington Park
 - N. War Memorial Park
 - O. Lincoln High School
 - P. Old Croton Aqueduct Trail
 - Q. JFK Marina/ Trevor Parks
 - R. Buena Vista Community Garden
6. The project's consistency with visual policies that apply to the project site, e.g., location within a "Scenic Area of Statewide Significance" and other visual easements such as the Scenic Hudson Yonkers Waterfront visual easement will be assessed.
7. The change in visual character resulting from implementation of the proposed action, including any impact on a sensitive view shed will be assessed. Impacts associated with proposed project lighting will be assessed.
8. Identify proposed streetscape treatment and its compatibility with streetscapes in the downtown.
9. Shadow Analysis
- a. Shadow impacts are created when the proposed building casts a shadow on a publicly accessible open space, an important natural feature or a historic landscape or resource if sunlight is important to the characteristics of that resource and adversely affects its significant characteristics. Streets or sidewalks aren't considered significant or are shadow within 1 1/2 hours from sunrise or sunset.
 - b. A shadow analysis will be prepared within the above parameters that shows the incremental shadow cast by the proposed building on historic resources including resources on Main Street, the Trolley Barn, the Main Post Office and the Yonkers Train Station among others, open spaces and natural resources. Analyses should be prepared for March 21, May 6, June 21 and December 21 for three(3) time periods as follows: 9:00 AM, 12:00 PM Noon and 3:00 PM.

- c. The shadows cast should be analyzed based on their impact compared to what would be anticipated in the no build scenarios considered in this scope.

10. Lighting of the building will be considered and the impact of sunlight on the building described.

Mitigation Measures

1. Mitigation measures will be proposed to lessen the visual impact of the proposed action, and mitigate any potential adverse impacts on visual resources, including scenic views and view corridors, as well as impacts from project related shadows and lighting. Such mitigation should include but not be limited to such matters as architectural design and , landscaping. .

G. Historic and Archaeological Resources

Existing Conditions

A Phase IA literature review and sensitivity assessment will be conducted for the site. If recommended by the Phase IA study, a Phase 1B study will be conducted to document the presence or absence of archaeological deposits and sites within the project area. A report of the findings will be prepared for submission to OPRHP who will make a determination regarding the adequacy of the investigation. The DEIS will describe the findings of the cultural resource investigations conducted by the applicant's cultural resource consultant .

The DEIS will describe the existing condition, nature and status of the older buildings on the site and the criteria for landmark consideration found in the Yonkers Landmarks Preservation Ordinance. It is anticipated that the proposed project will be subject to review by the Landmarks Preservation Board. Potential Impacts

If cultural resources are found, the potential for impacts to such resources will be discussed, If avoidance is not feasible, a Phase II archaeological study may be required.

Proposed preservation, restoration, reuse and relocation of any designated or potential historic resources should be described.

Procedures relative to local, state or federal entities and applications required for treatment of any existing historic buildings or establishment of future historic buildings or districts should be explored including implications for other affected area buildings.

Mitigation Measures

Mitigation measures required, if any, will be described

H. Community Facilities and Services

Existing Conditions

1. The location and capacity of public schools serving the site will be identified.
2. A description of police, fire protection, emergency services and health care services serving the site will be provided. Information should include number of personnel (staff plus volunteers), response procedures and times.

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3. The types of public and private solid waste management facilities and procedures available to handle project solid waste disposal demands will be identified and described, including recycling.
4. A description of local and area-wide recreational facilities will be provided including future recreational facility plans.

Potential Impacts

1. An estimate of the potential population and demographics will be projected. Each existing service area will be described as to nearest location, existing resources and capacity to serve the site.
2. The proposed population will place demand on community services and facilities including police and fire protection, ambulance, schools, recreation, and solid waste disposal. The impact of the proposed project on each service area will be estimated, according to generally accepted planning standards and practices.
3. The school age children population to be generated will be determined using standard demographic multipliers, supplemented with local data, as available. Impacts on schools will be assessed, including capacity of receiver schools.
4. A determination of project related demands for police, fire, emergency and health care services will be provided based on existing service demand rates and generally accepted planning standards and practices. Any significant adverse impacts on these services and assessment of needs for additional staff, equipment or facilities will be evaluated. Description of solid waste disposal, and pick up and collection systems will be described.
5. Address issues of safety particularly with regard to the proposed mechanized parking lot and use of surveillance cameras, if any. Identify design features that might enhance safety. Identify placement and type of surveillance cameras and compatibility with Department systems. Identify any suggested protocols necessary for police and those impacts on the department, if any.
6. Describe the proposed hydroponic garden, how it will operate and community programs to be associated with it of an educational, or recreational nature.

Mitigation Measures

1. Mitigation measures will be discussed, including the potential need to increase the capacity of particular community service areas, including manpower, equipment or facilities, as a result of the proposed action.

I. Fiscal Impact Analysis

Existing Conditions

Existing taxes generated by the site, and existing employment provided by uses on the site will be identified. Any unusual existing costs to the City will be identified.

Potential Impacts

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1. A fiscal impact analysis will be undertaken to determine the potential fiscal impacts associated with the increased demand generated by the project and the tax revenues to be generated by the project. Potential revenue sources such as state or federal grants and potential reduction to tax payments such as PILOTS (payments in lieu of taxes) from entities such as an Industrial Development Agency (“IDA”) will be included in the fiscal impact analysis. Location of site within a federal Empowerment Zone and its implications, if any, will be described.
2. The fiscal impact analysis will be based on the cost and revenue implications of the population change in the City that result from the proposed action. The fiscal impact analysis will be based on generally accepted methods and their application. The market value for proposed homes will be described, as it is the basis for property tax revenues. Any projected public programs to be utilized to provide a reduction in project taxes will be described.
3. Temporary construction jobs and permanent jobs generated will be described. This should include number of jobs generated by operation of hydroponic farm and classes related to farm operation. Participation in any City job creation and training programs should be identified.
4. Taxes to be generated to the City and other government jurisdictions based on project construction should be identified.
5. Costs for providing school services for the estimated number of new school children will be estimated.
6. Describe the program under which the affordable housing units will be provided. Describe the amount and range of affordability relative to Westchester and Yonkers median household incomes.
7. Revenues generated will be compared with costs to determine fiscal impacts anticipated.

Mitigation Measures

1. Mitigation measures, if necessary, will be presented that minimize the fiscal impact of the proposed action.

J. Noise and Air Resources

Existing Conditions

1. The DEIS will assess the existing ambient noise levels on the project site. This will include an assessment of noise levels resulting from train service on the adjoining rail lines.
2. Sensitive noise receptor sites will be identified. This will include residences, schools, community facilities, etc. Noise levels at sensitive receptors, if any are located in the project vicinity, will be assessed.
3. Sensitive noise generator sites will be identified. This will include industrial and commercial use sites that may be impacted because of a new residential use being located in proximity to such use. Impacts upon the noise generator will be assessed.

Potential Impacts

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1. Potential noise increases resulting from the proposed project will be determined and impacts to sensitive noise receptors evaluated. Particular attention should be paid to the adjacent Queen's Daughter's Day Care Center and the impacts of construction and operation noise. Potential changes in ambient noise levels resulting from the project will be described. Potential noise impacts will be assessed by comparing anticipated noise levels with the NYSDEC guidance document – Assessing and Mitigating Noise Impacts. Potential noise impacts will also be evaluated against the existing Yonkers noise ordinance. Noise impacts of Metro-North trains on proposed project residents will be assessed.
2. Potential air resource impacts resulting from the operation of the proposed co-generation micro turbines and any air quality hot spots from the traffic study will be studied and described. For the micro turbines, depending on size, a screening analysis, e.g., SCREEN3, would likely be sufficient. The emissions from the micro turbines should be compared to major source thresholds and significant emission rate thresholds. Both criteria pollutants and hazardous air pollutants should be addressed. Compare predicted worst-case impacts with the short-term guideline concentrations (SGC) and annual guideline concentrations (AGC) reported in the NYS DEC's DAR-1 AGC/SGC Tables (September 2007) to determine the potential for significant impacts.

For the intersection "hot spot" analyses, the intersections must be screened for carbon monoxide (CO) impacts, using the screening procedures in the NYSDOT Environmental Procedures Manual (EPM), based on the traffic volumes and intersection capacity analyses included in the traffic study. Modeling of intersections for CO may or may not be required, based on the results of the EPM screening procedures. For PM10/PM2.5, intersections should be screened based on the the increase in traffic volumes. Intersections with insignificant increases in volume would not need to be modeled.

3. Any special air quality measures required due to location of parking levels underground, if any, will be described and evaluated to identify any potential impacts.
4. The DEIS will evaluate the potential construction-related impacts to noise levels and air resources and will identify appropriate mitigations to reduce it, including the noise to be generated by site clearing, truck traffic, jack-hammering, blasting.
5. Identify any manufacturing or processing facilities, such as the American Sugar Refining, Inc. plant, with permitted sources of emissions in the vicinity of the proposed development site. If major sources of emissions, as defined in NYS DEC air permit regulations (6 NYCRR 201-2), are identified within 1,000 feet, or if minor sources are identified within 400 feet of the proposed residential buildings, conduct an analysis of potential impacts using a screening model. Compare predicted worst-case impacts with the short-term guideline concentrations (SGC) and annual guideline concentrations (AGC) reported in the NYS DEC's DAR-1 AGC/SGC Tables (September 2007) to determine the potential for significant impacts. If violations of standards are predicted, perform refined dispersion modeling analysis using the AERMOD model. An air quality screening modeling analysis (e.g., SCREEN3) should be performed. If the impacts predicted by the air quality screening modeling analysis are below the NYS DEC AGC/SGC thresholds, no further modeling would be required. If the impacts predicted by the air quality screening modeling analysis exceed the AGC/SGC thresholds, the screening model results should be reviewed to determine the likelihood of exceedances of air quality standards and whether a refined air quality modeling analysis (AERMOD) is warranted.

Mitigation Measures

1. Mitigation measures resulting from the project or due to the project should be described.
2. Identify siting and architectural features of the building that might reduce or moderate wind affects.

K. Hazardous Materials

The proposed project will require demolition of existing structures, some of them used formerly for industrial or automotive uses. The DEIS will include a summary of research indicating whether the potential exists for hazardous materials conditions based on Phase I Environmental Site Assessments (ESA) conducted in accordance with ASTM standards. In addition, the DEIS will describe any activities pertaining to investigation or remediation of the project sites, including activities that may be underway pursuant to the New York State Brownfield Cleanup Program (BCP). Where further investigations are required, the investigations will be performed in accordance with ASTM standards, NYS DEC's DER-10 Technical Guidance Memorandum, and other relevant regulations. Sites requiring additional investigation will be identified, and the results of investigations, to the extent they are available, will be disclosed in the DEIS.

The DEIS will describe any proposed measures to address any recognized environmental conditions discovered during the Phase I ESA and any additional investigations or remediation, including activities related to the BCP. These potential measures would include: remediation of hazardous materials; development of procedures to avoid releases or exposure during construction; and an overall environmental health and safety plan (HASp) that would detail procedures to avoid impacts to the community and site workers, and describe monitoring protocols that will be employed to ensure that these procedures will be followed; and, if necessary, the use of institutional and engineering controls

L. Construction Impacts

Describe the construction schedule. Discuss impacts on adjacent land uses associated with proposed construction activities, including access to the site for construction vehicles and effects of construction traffic on adjacent roadways. Identify the locations of construction trailers, material staging and material stock piling areas and erosion and sedimentation control measures. Identify need for any short term police presence. Identify measures to secure steep slopes on site during construction and post construction. Identify any temporary or permanent easements (or license agreements) necessary for the foundation excavation bracing system or permanent foundation. Identify methods to avoid impacts to Metro-North tracks and property and compliance with any Metro-North requirements and identify methods to avoid any potential impacts on the Trolley Barn building.. Provide a construction management plan.

IV. UNAVOIDABLE ADVERSE IMPACTS

This section of the DEIS will identify impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of these unavoidable impacts.

V. ALTERNATIVES

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This section of the DEIS will evaluate and compare alternatives to the proposed action. A narrative on each alternative will be provided. A chart comparing all the alternatives, their impacts and required mitigation compared to the proposed action will be provided. It is proposed that the following alternatives be studied:

1. The “No Action” Alternative as required under 6 NYCRR 617.9.b.5.
2. Conventional Site Plan. Proposed development of the site with uses that are permitted in the applicable zoning district, and that minimize or eliminate the need for any area variances.
3. Different No Build Alternative. This alternative will identify potential impacts of the proposed project in the event that its build year precedes actual construction of the River Park Center, Cacace Center Development, Larkin Plaza and Palisades Point development and its approved and required mitigation. It will include no build projects considered in the above EIS and all projects approved since projects considered in that application. This no build analysis will be quantitative and should be done for the following impact areas of the DEIS:
 - B. Surface Water
 - C. Utilities
 - E. Transportation
 - F. Aesthetic Resources
4. Teutonia Hall Alternative. The following alternative treatments of Teutonia Hall should be evaluated and analyzed.
 - Retain existing façade at current location (remainder of building demolished)
 - Remediate brownfields with Teutonia Hall retained in place
5. Different building massing and location on site.
 - a. Conventional parking garage alternative. Parking provided at city standard ratios and in a conventional non-mechanical garage.
 - b. The following tower alternatives should be evaluated and analyzed.
 - Reduced building height
 - Relocation of proposed tower on site.
 - Two point tower with smaller foot prints
 - One taller point tower
6. East and West Site Alternative. Smaller tower and fewer units on west side of Buena Vista Avenue and single multifamily building on three assembled lots on east side.
7. Alternative use to Hydroponic garden. Explore other rooftop uses for the garage.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

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Identification of those natural and man-made resources consumed, converted or otherwise made unavailable for future use as a consequence of the proposed action.

VII. GROWTH INDUCING ASPECTS

Potential growth inducing aspects generated by the project will be described and mitigation measures discussed, if necessary.

VIII. USE AND CONSERVATION OF ENERGY

A description of the effect of the proposed action on the short and long term use and conservation of energy resources will be provided including ways to reduce inefficient or unnecessary consumption during construction and long term operation.

In accordance with Subsection C.44 of the *The SEQR Handbook*, include the following:

- 1) Identify the types of energy proposed to heat and cool the proposed buildings.
- 2) Estimate the energy demand of the proposed buildings, with reference to Sections E and G of the New York State Department of Environmental Conservation *Guide for Assessing Energy Use and Greenhouse Gas Emissions in an Environmental Impact Statement* issued July 15, 2009.
- 3) Describe proposed energy conservation measures related to building design and operation. The level of LEED certification, if any, sought by the applicant should be described.
- 4) Qualitatively evaluate the potential for greenhouse gas emissions to result from construction and operation of the proposed development, using the New York State Department of Environmental Conservation *Guide for Assessing Energy Use and Greenhouse Gas Emissions in an Environmental Impact Statement* issued July 15, 2009.
- 5) Describe proposed building design features, construction methods and materials, and building operational measures that will meet present needs without compromising the ability of future generations to meet their needs. Identify special needs such as air conditioning for the hydroponic garden and its impacts on the use of energy.

IX. APPENDICES

The appendices will include a list of all underlying studies and reports relied upon in preparing the DEIS, technical exhibits and studies background information relevant to the proposed action such as this Scoping Document and other relevant SEQR documents, a list of involved and interested agencies, and relevant correspondence with involved agencies and persons. These include but are not limited to:

1. SEQRA Documentation
2. Correspondence from Various Reviewing Agencies
3. Stormwater Management Report
4. Traffic Calculations and Traffic Report
5. Geotechnical Report (to be prepared by engineer)
6. Cultural Resources Study (to be prepared by cultural resource consultant)

