

4.0 UNAVOIDABLE ADVERSE IMPACT COMMENTS AND RESPONSES

Comment 4-1 (Letter 11, February 25, 2011, Diedre Rylander, Member-at-large, YCSD):

“Development of the Project would result in environmental impacts that cannot be avoided regardless of the mitigation measures considered in Section 3.0 of the DEIS. These impacts are temporary in nature and associated with the construction phase of the project....There are no long-term unavoidable adverse impacts anticipated as a result of this Project. Mitigation measures intended to avoid said impacts are set forth in this DEIS.” This ignores the adverse impact of demolition of Teutonia Hall, a significant local historic resource, as well as the potential adverse impact of the demolition of the two multifamily residences north of the Day Care center, as well as the former stable building to the north of Teutonia Hall. Finally, this statement belies the potential negative impact of the proposed skyscraper to the Hudson River and Palisades viewshed.

Response 4-1: *An alternative building design has been prepared and described in Section 1.0 of the FEIS to address comments regarding the architectural design of the new apartment building, and to reduce the building’s footprint. While there are other impacts associated with the construction of the project, any that the City may have determined are “significant” have been mitigated to the extent practicable and feasible. Although Teutonia Hall will be demolished to remediate adverse impacts associated with hazardous materials, the facade will be preserved and integrated into the automated garage’s facade as mitigation. No significant adverse impact has been documented regarding the demolition of the two multifamily residences north of the day care center or the stable building.*