BUENA VISTA TEUTONIA DEVELOPMENT Draft Environmental Impact Statement (DEIS)

Table of Contents

1.0 EXE	ECUTIVE SUMMARY	<u>Page</u> 1-1
1.1 Brief D	escription of the Proposed Action	1-1
1.2 Potent	al Impacts and Proposed Mitigation Measures	1-2
1.2.	1 Geology, Soils and Topography	1-2
	2 Surface Water Resources and Stormwater Management	1-4
1.2.	3 Utilities	1-6
1.2.	4 Land Use and Zoning	1-9
	5 Transportation	1-13
1.2.	6 Aesthetic Resources	1-16
1.2.	7 Historic and Archaeological Resources	1-18
	8 Community Facilities and Services	1-19
	9 Fiscal Analysis	1-24
	10 Noise and Air Resources	1-26
1.2.	11 Hazardous Materials	1-31
	12 Construction Impacts	1-33
	ary of Project Alternatives	1-35
	y, Permits and Approvals	1-36
	Involved Agencies and Interested Parties	1-37
2.0 DES	SCRIPTION OF THE PROPOSED ACTION	2-1
2.1 Site Lo	cation and Description	2-2
	1 Tax Identification Numbers and Abutting Property Owners	2-2
	2 Surrounding Land Uses	2-2
2.1.	<u> </u>	2-3
	4 Prominent Natural and Manmade Features	2-3
	5 Environmental Setting of the Project Site	2-3
	6 Legal Devices Affecting the Development of the Site	2-4
2.1.	·	2-4
2.2 Descrip	tion of the Proposed Action	2-6
2.2.	•	2-6
2.2.	•	2-16
	3 Zoning/Site Plan Compliance	2-16
2.3 Project	Purpose and Need	2-19
2.3.	1 Purpose of the Project Sponsor	2-19
2.3.	· · · · · · · · · · · · · · · · · · ·	2-20
2.4 Approva	als, Reviews and Permits	2-20
2.4.	1 Reviews, Permits and Approvals	2-20
2.4.	2 Involved and Interested Agencies	2-22

Table of Contents December 9, 2010

3.0 ENVIRO	NMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION	3.1-1
3.1.1 3.1.2	Soils and Topography Existing Conditions Potential Impacts Mitigation Measures	3.1-1 3.1-1 3.1-2 3.1-5
3.2.1	Vater Resources and Stormwater Management Existing Conditions Potential Impacts Mitigation Measures	3.2-1 3.2-1 3.2-2 3.2-6
3.3 Utilities 3.3.1 3.3.2 3.3.3	Existing Conditions Potential Impacts Mitigation Measures	3.3-1 3.3-2 3.3-3 3.3-9
	and Zoning Land Use 3.4.1.1 Existing Conditions 3.4.1.2 Potential Impacts 3.4.1.3 Mitigation Measures Zoning 3.4.2.1 Existing Conditions 3.4.2.2 Potential Impacts 3.4.2.3 Mitigation Measures	3.4-1 3.4-1 3.4-12 3.4-18 3.4-19 3.4-19 3.4-23 3.4-28
3.5.1 3.5.2 3.5.3 3.5.4 3.5.5	d Transportation Introduction Existing Conditions Future Traffic Without the Project - No-Build Condition Future Traffic with the Project - Build Condition Levels of Service - Measures of Effectiveness Criteria Levels of Service Parking Analysis Mitigation Measures	3.5-1 3.5-3 3.5-9 3.5-11 3.5-19 3.5-19 3.5-22 3.5-27
	Existing Conditions Potential Impacts	3.6-1 3.6-2 3.6-12 3.6-18
3.7.1	nd Archaeological Resources Existing Conditions Potential Impacts Mitigation Measures	3.7-1 3.7-1 3.7-5 3.7-6
3.8.1	ty Facilities and Services Demography Police Protection	3.8-1 3.8-1 3.8-6

		Table of Contents December 9, 2010
3.8 3.8 3.8	Fire Protection Ambulance Service and Hospital Facilities Dublic Schools Recreation Facilities Solid Waste Disposal	3.8-8 3.8-11 3.8-12 3.8-16 3.8-23
3.9	Analysis 1.1 Existing Conditions 1.2 Potential Impacts 1.3 Mitigation Measures	3.9-1 3.9-1 3.9-3 3.9-9
3.1	e and Air Resources 0.1 Noise 3.10.1.1 Existing Conditions 3.10.1.2 Potential Impacts 3.10.1.3 Mitigation Measures 0.2 Air Quality 3.10.2.1 Existing Conditions 3.10.2.2 Potential Impacts 3.10.2.3 Mitigation Measures	3.10-1 3.10-1 3.10-1 3.10-8 3.10-10 3.10-11 3.10-11 3.10-12 3.10-17
3.1 3.1	rdous Materials 1.1 Existing Conditions 1.2 Potential Impacts 1.3 Mitigation Measures	3.11-1 3.11-1 3.11-7 3.11-8
3.1 3.1	truction Impacts 2.1 Existing Conditions 2.2 Potential Impacts 2.3 Mitigation Measures	3.12-1 3.12-1 3.12-2 3.12-5
4.0 UNAV	OIDABLE ADVERSE IMPACTS	4-1
5.0 ALTER	RNATIVES	5-1
5.2 Conve 5.3. Teuto 5.4 Differe 5.5 East a 5.6 Altern 5.7 Differe	entional Site Plan Alternative entional Site Plan Alternative nia Hall Alternative ent Building Mass/Location and West Site Alternative ative Use to Hydroponic Garden ent No Build Alternative et Comparisons	5-1 5-3 5-5 5-6 5-11 5-12 5-13 5-16
6.0 IRRE	VERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOUR	CES 6-1
7.0 GRO	WTH-INDUCING ASPECTS	7-1
8.0 EFFE	CTS ON THE USE AND CONSERVATION OF ENERGY RESOUR	RCES 8-1

9.0 APPENDICES

SEQR Documentation Appendix A Appendix B Correspondence Appendix C PUR Application and Building Floor Plans Geotechnical Investigation Report Appendix D Stormwater Pollution Prevention Plan Appendix E Appendix F Utilities Appendix G Traffic Data Appendix H Phase IA Cultural Resource Report Air Quality Technical Report; EEA Inc. Automated Parking Garage Newsletter Appendix I Remedial Investigation Report, Phase I Reports Appendix J Appendix K Construction Management Plan Appendix L Glossary

Table of Contents December 9, 2010

List of Tables

0.4	D	Page
2-1	Buena Vista Teutonia PUR Project Site Proposed Land Use Program	2-8
2-1a	Building Program Details	2-9
2-2	Buena Vista Teutonia PUR Reviews Permits and Approvals	2-21
3.2-1	Existing (Pre-Development) Stormwater Flow Rates	3.2-2
3.2-2	Post Development Stormwater Runoff Volume	3.2-4
3.3-1	Water Usage Estimates	3.3-4
3.3-2	Fire Flow Testing Results	3.3-6
3.4-1	Buena Vista Teutonia PUR Existing Land Uses	3.4-1
3.4-2	SFC Building Program	3.4-5
	Yonkers Zoning Law - DW Zoning District Allowable Uses	3.4-19
3.4-4	Yonkers Zoning Law - DW Zoning District Dimensional Regulations for	0.4.04
0.45	Nonresidential Uses	3.4-21
3.4-5	Yonkers Zoning Law - DW Zoning District Comparison of Dimensional	0.4.00
254	Regulations	3.4-26
3.5-1	Occurrence of Weekday Peak Hour Traffic Volumes	3.5-8
3.5-2	Saturday Traffic in Site Vicinity	3.5-9
3.5-3	Approved or Pending Projects in Site Vicinity	3.5-11
3.5-4	Projected Trip Rate Summary	3.5-12
	Projected Residential Site Trips	3.5-12
	Total Projected Residential Site Trips	3.5-13
	Total Projected Site Trips Peak Hour Treffie Crowth at Nearby Intersections	3.5-14
	Peak Hour Traffic Growth at Nearby Intersections	3.5-15
3.5-9	SFC Project Site Generated Traffic	3.5-16
	SFC Project Recommended Traffic Improvements	3.5-17 3.5-21
	Level of Service and Delay Summary Westfalia Automated Garage Projects	3.5-21
	Valet Parking Level of Service Criteria	3.5-25
	Key Public Visual Resources	3.6-5
	Additional Public Sites	3.6-6
	View Corridors	3.6-10
3.6-4	National Register and National Register Eligible Sites	3.6-18
3.8-1	Population in Westchester County and Yonkers 2000 and 2008	3.8-1
3.8-2	2008 Household Data	3.8-1
3.8-3	Population and Student Projections for the Project	3.8-5
	Student Projection by Grade Level	3.8-5
3.8-5	4th Precinct - City of Yonkers 5-year Crime Statistics	3.8-7
3.8-6	Yonkers Public School District - Schools	3.8-13
	Yonkers Public Recreation	3.8-16
3.8-8	Standards and Classification System For Local Parks & Recreation	3.8-22
3.9-1	Tax Parcels and 2010 Assessed Value	3.9-1
3.9-2	2009-2010 Property Tax Revenues	3.9-2
3.9-3	Market Value Assumptions	3.9-4
3.9-4	Projected Annual Property Tax Revenues - New Apartment Building	3.9-5
	Projected Annual Property Tax Revenues - Buena Vista PUR	3.9-5
3.9-6	Rental Unit Affordability - 2009 HOME Program Rent Limits	3.9-8
	Perception of Changes in Sound Levels	3.10-1
	Community Response to Increases in Sound Levels	3.10-1
	Existing Daytime Noise Data	3.10-5

	Table of Contents December 9, 2010
3.10-4 Existing Nighttime Noise Data - Onsite	3.10-7
3.10-5 Sensitive Receptors within 1,000 feet of the Project Site	3.10-7
3.10-6 Construction Noise Levels	3.10-9
3.10-7 Summary of Ambient Air Quality Data for 2009	3.10-12
3.10-8 Summary of Project Potential Air Emissions in Tons per Year (TPY)	3.10-13
5-1 Alternative Comparisons	5-17

List of Figures

	List of Figures	
		Follows Page
Figure 2-1	Project Location Map	2-22
Figure 2-2	Project Site and Abutting Property Owners	2-22
Figure 2-3	Site Plan	2-22
Figure 2-4	Rendering of Project Site	2-22
Figure 2-5	Concept Elevations - West	2-22
Figure 2-6	Concept Elevations - North and South	2-22
Figure 2-7	Concept Elevation - East	2-22
Figure 2-8	Concept Elevations - Garage Wall Treatment	2-22
Figure 2-9	Concept Elevations - 3 Multi Family Buildings	2-22
Figure 3.1-1	Soils Map	3.1-6
Figure 3.1-2	Geotechnical Boring Location Map	3.1-6
Figure 3.1-3	Local Topography Map	3.1-6
Figure 3.1-4	Existing Conditions Map	3.1-6
Figure 3.1-5	Proposed Grading Plan	3.1-6
Figure 3.3-1	CHP Plant Flow Diagram	3.1-10
Figure 3.4-1	Existing Land Uses: Project Site	3.4-28
Figure 3.4-2	Existing Land Uses: Project Vicinity	3.4-28
Figure 3.4-2a	Building Heights in the Project Vicinity	3.4-28
Figure 3.4-3	Urban Renewal Map	3.4-28
Figure 3.4-4	Westchester County Hudson River CEA	3.4-28
Figure 3.4-5	Zoning Map	3.4-28
Figure 3.4-6	Proposed Buena Vista Downtown District Concept	3.4-28
Figure 3.5-1	Regional Network	3.5-28
Figure 3.5-2	Local Road Network	3.5-28
Figure 3.5-3	Road Widths	3.5-28
Figure 3.5-4	Traffic Controls	3.5-28
Figure 3.5-5	On Street Parking Regulations	3.5-28
Figure 3.5-6	Existing AM Peak Hour Traffic	3.5-28
Figure 3.5-7	Existing PM Peak Hour Traffic	3.5-28
Figure 3.5-8	No-Build AM Peak Hour Traffic	3.5-28
Figure 3.5-9	No-Build PM Peak Hour Traffic	3.5-28
	Site Access Plan	3.5-28
	Arrival/Departure Distribution AM Peak Hour Traffic	3.5-28
	Arrival/Departure Distribution PM Peak Hour Traffic	3.5-28
Figure 3.5-13		3.5-28
	Site Generated AM Peak Hour Traffic	3.5-28
	Site Generated PM Peak Hour Traffic	3.5-28
•	Build AM Peak Hour Traffic	3.5-28
	Build PM Peak Hour Traffic	3.5-28
Figure 3.5-18	SFC Volumes AM Peak Hour Traffic	3.5-28

Table of Contents December 9, 2010 Figure 3.5-19 SFC Volumes PM Peak Hour Traffic 3.5-28 Figure 3.5-20 No-Build with SFC AM Peak Hour Traffic 3.5-28 Figure 3.5-21 No-Build with SFC PM Peak Hour Traffic 3.5-28 Figure 3.5-22 Build with SFC AM Peak Hour Traffic 3.5-28 Figure 3.5-23 Build with SFC PM Peak Hour Traffic 3.5-28 Figure 3.6-1 Viewshed Map 3.6-18 Figure 3.6-2 Key Public Visual Resource Locations 3.6-18 Figure 3.6-3 Existing Views from West 3.6-18 Figure 3.6-4 Existing Views from West 3.6-18 Figure 3.6-5 Existing Views from West 3.6-18 Figure 3.6-6 Existing Views from West 3.6-18 Figure 3.6-7 Existing Views from North 3.6-18 Figure 3.6-8 Existing Views from North 3.6-18 Figure 3.6-9 Existing Views from North 3.6-18 Figure 3.6-10 Existing Views from North 3.6-18 Figure 3.6-11 Existing Views from East 3.6-18 Figure 3.6-12 Existing Views from East 3.6-18 Figure 3.6-13 Existing Views from South 3.6-18 Figure 3.6-14 Existing Views from South 3.6-18 Figure 3.6-15 View Corridors 3.6-18 Figure 3.6-16 View Corridors 3.6-18 Figure 3.6-17 View Corridors 3.6-18 Figure 3.6-18 Views from National Register Sites 3.6-18 Figure 3.6-19 View Corridors and NR/NRE Sites 3.6-18 Figure 3.6-20 Existing and Proposed Streetscape 3.6-18 Figure 3.6-21 "No Build" View from PIP Overlook 3.6-18 Figure 3.6-22 Post Development View from PIP Overlook 3.6-18 Figure 3.6-23 "No Build" View from Hudson Street 3.6-18 Figure 3.6-24 Post Development View from Hudson Street 3.6-18 Figure 3.6-25 "No Build" View from Sutherland Park 3.6-18 Figure 3.6-26 Post Development View from Sutherland Park 3.6-18 Figure 3.6-27 Post Development View from Larkin Plaza 3.6-18 Figure 3.6-28 Shadow Analysis - December 21 3.6-18 Figure 3.6-29 Shadow Analysis - March 21 3.6-18 Figure 3.6-30 Shadow Analysis - May 6 3.6-18 Figure 3.6-31 Shadow Analysis - June 21 3.6-18 Figure 3.8-1 Census Tract 1.03 3.8-25 Figure 3.8-2 Communities Facilities 3.8-25 Figure 3.9-1 **Empire Zones** 3.9-9 Figure 3.10-1 Noise Monitoring Locations and Sensitive Receptor Locations 3.10-18 Conventional Site Plan Alternative Figure 5-1 5-17 Figure 5-2 Teutonia Hall Alternative 5-17 Figure 5-3 **Conventional Garage Alternative** 5-17 Reduced Building Height Alternative Figure 5-4 5-17 Figure 5-5 Relocation of Proposed Tower Alternative 5-17 Figure 5-6 Two Point Tower Alternative 5-17 Figure 5-7 One Taller Point Tower Alternative 5-17 Figure 5-8 Comparative Study One Point Tower and Two Point Towers Superimposed 5-17 Comparative View from PIP Overlook Figure 5-9 5-17

<u>List of Drawings - Site Plan</u>

<u>Drawing</u> <u>Name</u> Title Sheet

EX Site Plan - Existing Conditions
LA Site Plan - Layout & Landscaping
GR Site Plan - Grading & Utilities

EW Site Plan - Earthwork

SP1 Stormwater Pollution Prevention Plan - Phase 1 (Demolition)
SP2 Stormwater Pollution Prevention Plan - Phase 2 (Excavation)

TR Site Plan - Truck Route

CS Cross Sections

D1 Sediment & Erosion Control Details

D2 Site Details

1 of 3
 2 of 3
 3 of 3
 City Of Yonkers Dept. Of Engineering Standard Details for Construction
 3 of 3
 City Of Yonkers Dept. Of Engineering Standard Details for Construction
 City Of Yonkers Dept. Of Engineering Standard Details for Construction