APPENDIX A

SEQRA Documentation

State Environmental Quality Review Act (SEQR)
SCOPING DOCUMENT

Adopted June 13, 2012

River Club Development
City of Yonkers, Westchester County, NY
Supplemental Draft Environmental Impact Statement (SDEIS)

NAME OF PROJECT:	**RIVER CLUB DEVELOPMENT**
PROJECT LOCATION:	**1105 – 1135 WARBURTON AVENUE**
SEQR CLASSIFICATION:	**TYPE 1**
LEAD AGENCY:	**CITY OF YONKERS PLANNING BOARD**

INTRODUCTION

This Scoping Document is intended to be the guide for the 2012 Supplemental Draft Environmental Impact Statement (SDEIS) for the proposed River Club residential project. A full Draft and Final EIS was completed on this project in 2003. See below for further history and background on the project.

This document is intended to identify areas of potential environmental concern pertinent to the proposed modified action, and to identify appropriate mitigation measures. It is also intended to eliminate consideration of any impacts that are irrelevant, have been previously addressed or are non-significant in light of the prior State (SEQRA) and Federal (NEPA) review.

DESCRIPTION OF THE PROPOSED ACTION

The project sponsor, River Club, LLC (affiliate of GDC Properties, LLC), presently holds permits and approvals for a 354 unit residential development on a 4.6 acre site located at 1105 – 1135 Warburton Avenue in the City of Yonkers.

In light of a variety of changes that have taken place in the past several years, including a rainfall induced landslide on the subject site, and extraordinary changes in the real estate environment, the applicant has proposed a modified Site Plan application pursuant to Article IX and XV of the Yonkers Zoning Ordinance that would bring about a substantially reduced project. The modified site plan application now involves the development of 330 residential apartment units developed consistent with the "A – Elevator Apartment" zoning district designation of the subject property.

The City of Yonkers Planning Board has determined because of various changes that have occurred in the local environment (i.e. baseline traffic conditions, change in site conditions, etc.) that a Supplemental Environmental Impact Statement, should be prepared, focusing on certain environmental issues.

The subject property is comprised of a single tax lot: Lot 99 of Block 3570. The multiple tax lots originally listed for the project were consolidated into one lot. The project location is the same as under all other reviews.

On November 16, 1999, the project sponsor submitted a site plan application for a 524 unit rental building located on Warburton Avenue and adjacent to the Metro North and Amtrak railroad. The project was subject to review under the State Environmental Quality Review Act (SEQR) as well as National Environmental Policy Act (NEPA), since the project contained an affordable housing component. The NEPA review resulted from court rulings related to the then on-going affordable housing lawsuit and settlement in the City of Yonkers. The City of Yonkers Planning Bureau, acted in the capacity of NEPA lead agency as the delegate of the Department of Housing and Urban Development (HUD), and under SEQR as the Planning Board was the SEQR lead agency.

A Draft Environmental Impact Statement (DEIS) and Final Environmental Impact Statement (FEIS) were prepared for the project by the project sponsor. A combined Record of Decision (ROD) and a Statement of Findings were adopted by the lead agency in February, 2003. The application was amended on April 25, 2003 as a 440 unit rental project, and the project was subsequently approved on March 16, 2004 as a 428 unit rental project.

Subsequent to the March 2004 approval, the applicant requested extensions of the approved application. In May 2007 a landslide (caused by seven inches of rain in 24 hours) occurred on the site. The landslide resulted in the break of a 40 inch, approximately 95 year old County sewer trunk line. While the sewer trunk line has been repaired, concerns regarding continued access to it required a modification to the layout of the building construction and a relocation of the sewer trunk line.

Given the lapse in time since the original approval, and the proposed modifications to the site plan, the Lead Agency has requested the preparation of a Supplemental Draft Environmental Impact Statement (SDEIS) that would address certain specific issues.

POTENTIAL SIGNIFICANT ENVIRONMENTAL IMPACTS

The City has determined that the proposed project modification may result in, among other things, certain impacts to traffic; soils, geology and topography; drainage; views and visual conditions and wetlands and has requested a focused SDEIS.

GENERAL SCOPING CONSIDERATIONS

A site-specific focused Supplemental Draft Environmental Impact Statement (SDEIS) 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 SDEIS. The SDEIS 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 SDEIS and included in an appendix.

The SDEIS 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 SDEIS 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 SDEIS as an appendix and reduced copies of pertinent site plan drawings will be included in the text of the SDEIS. 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 site plan criteria.

The SDEIS once completed and accepted, will be provided for public review and will be available in print and on the internet.

SDEIS Contents

Cover Sheet listing preparers, title of project, SDEIS 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 SDEIS. The executive summary will only include information that is found elsewhere in the main body of the SDEIS.

II. DESCRIPTION OF THE PROPOSED ACTION

This chapter of the SDEIS 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. Introduction. The purpose and nature of the proposed action will be described. Provide a summary of the project procedural history and requirement for a Supplemental Draft Environmental Impact Statement (SDEIS).

B. Project Purpose, Needs, and Benefits.

1. A description of public need and benefits, and the objectives of the project sponsor to be fulfilled by the project.

C. Site Location and Description

1. A written and graphic description of the location of the project site in the context of the City of Yonkers and the region. Provide the tax identification number(s) and description of abutting and nearby properties, including the Metro North and Amtrak railroad tracks and the Greystone Train Station.
2. Brief description of the environmental setting of the site, its historic use, and the natural resources identified thereon and in the adjoining area (i.e. the Hudson River)
3. Description of any existing structures, utilities and easements located on the site, including the Westchester County sewer trunk line.

D. Project Description, Proposed Uses, and Layout.

1. Proposed Use of Site

2. Structures and Site, including the following:

a. Building Layout and Design
b. Floor area and residential layout
c. Building use and amenities
d. Parking and traffic circulation; loading, move ins/outs; trash removal
e. Landscaping Plan
f. Wetland Mitigation Plans
g. Lighting Plan
h. Drainage and Stormwater management plan
j. Setbacks and Buffer treatments

3. Comparison of the currently proposed site plan with the previously approved site plan, including: building layout and configuration, and number of units. A summary comparison of the previously approved project and the current modified application will be provided in a table.

E. Construction and Operation.

1. Construction.

a. Total construction period anticipated.
b. Schedule of construction (phasing/sequencing), including relocation of the County sewer line and slope stabilization during construction.
c. Erosion and sedimentation control to be utilized during construction.
d. Construction equipment and staging area.
e. Truck traffic.
f. Dust Suppression.
g. Construction noise.
h. Off site parking and worker transportation to the construction site.
i. Adjoining buildings, neighborhood and constructability issues. Impacts and mitigation relating to adjoining buildings, railroad, the neighborhood, use of city right of way during construction.

2. Operation.

a. On-site Management and staff.
b. Deliveries. Garbage and recycling; move ins
c. Lighting and Security.
d. Maintenance

F. Approvals, Reviews and Permits

4. List and describe all required approvals, reviews, and permits required, by agency, to implement the proposed action.

5. List all Involved and Interested Agencies for SDEIS distribution.

III. ENVIRONMENTAL SETTING, IMPACTS, MITIGATION

This section of the SDEIS 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.

A. Geology, Soils and Topography

1. Existing Conditions

   a. Based upon previous studies, the existing surficial geology and bedrock of the site will be described. Onsite soil types and conditions will be described, based upon the SCS Westchester County Soils Survey and other available data. Given previous slope failure at the site, a geotechnical report will be prepared by the project engineer discussing geotechnical methods to ensure slope stability. Geotechnical report will investigate potential for impacts upon adjacent properties.

   b. topography will be described including changes that occurred in 2007.
   c. Proposed Yonkers steep slope ordinance issues

2. Potential Impacts

   a. Grading, site disturbance and construction methods will be described. Geotechnical methods to ensure future slope stability on the project site will be described.

   b. Discuss potential excavation and blasting, based upon the current building layout and grading plan.

   c. Modifications to topography will be described and evaluated. A cut and fill analysis will be provided by the engineer for discussion in the SDEIS. The disposition of excess material (cut) will be discussed.

   d. Relocation and stabilization of the County sewer line traversing the site will be discussed.

   e. A comparison of potential geology, soils and topography impacts between the current and former site plans will be provided.

   f. Steep slope impacts

3. Mitigation Measures

   a. Construction methods and best management practices that will be employed to minimize erosion and to prevent sediment from migrating off-site or into nearby water bodies, based on prevailing NYSDEC criteria.

   b. The SDEIS will provide a soil erosion and sediment control plan that will consist of a text description and plan details to be implemented during construction. The plan will be developed in accordance with New York Guidelines for Urban Erosion and Sediment Control, and NYSDEC General Permit GP-0-10-001.

   c. Mitigation of impacts to adjacent properties including construction period issues, dust mitigation measures and remediation

B. Wetlands

1. Existing Conditions

   a. Describe, and identify graphically, all existing regulated wetlands and related watercourses on, and in the vicinity of, the project site and jurisdictional status of Federal wetlands onsite.

   b. Describe each existing wetland location, wetland and buffer size (acreage), and wetland type (freshwater or brackish). Provide a description of wetland vegetation, conditions and functions.

   c. Describe the existing drainage patterns on, and contributing to, the site that affect the wetlands, watercourses and buffers.

   d. Describe wetland regulatory jurisdiction and applicable regulations and codes governing proposed activities in, and in the vicinity of, these resources.

   e. Discuss previous regulatory review, permit status and approvals for on-site wetlands.

2. Potential Impacts

   a. Provide acreage of direct and indirect wetlands and wetland adjacent area disturbance for the current site plan, as regulated by the Army Corps of Engineers and other applicable agencies.

   b. Discuss short term and long term modifications of wetlands functions, including modification of drainage patterns, vegetation and habitat.

   c. Summarize permits and approvals required and regulatory status.

   d. A comparison of potential wetlands impacts and mitigation, between the current and former site plans will be provided.

3. Mitigation Measures

   a. Describe proposed wetland mitigation measures for the current plan, including size and location of proposed mitigation.

   b. Discuss proposed on-site mitigation, proposed functions and effectiveness. Discuss on-site mitigation plan within watershed and Yonkers City limits. Discuss long term maintenance and responsibilities.

   c. Describe proposed off-site mitigation at Tibbetts Brook Park, including proposed functions and effectiveness. Discuss long term maintenance and responsibilities and concluding arrangements with Westchester County Park Facilities.

   d. Provide qualitative analysis of construction related impacts, including construction traffic and alteration of on-site drainage.

   e. Summarize a site specific Erosion and Sediment Control Plan for project construction. Provide main elements, implementation and monitoring.

C. Surface Water Resources

1. Existing Conditions

   a. Existing surface water features on and adjacent to the site will be described and mapped. Described existing drainage patterns, including discharge points.

   b. The project engineer will update the previously completed drainage study, defining existing peak stormwater discharge rates for the statistical 2-, 10-, 25-, and 100-year, 24 hour storm events. The results of this study will be summarized in the SDEIS text and all supporting calculations will be presented in the appendix to the SDEIS.

   c. Estimates of pre-construction stormwater quality, including off-site contributions, will be provided.

   d. Describe and confirm the location of any existing on-site drainage structures.

2. Potential Impacts

   a. Post-development stormwater runoff rates for the current site plan will be compared to pre-construction rates and an analysis of potential impacts anticipated from any change in these rates will be provided.

   b. Provide a discussion of potential impacts anticipated from post-construction changes in stormwater runoff quality, including run-off from roads, parking areas and impervious surfaces.

   c. Proposed stormwater treatment methods, Stormwater Pollution Prevention Plan (SWPPP), developed in accordance with current NYSDEC and NYCDEP standards shall be presented (including potential impacts to the on-site wetlands and the Hudson River).

   d. Description of NYSDEC and local permitting requirements, including NYSDEC General Permit GP-0-10-001. Compliance with Article XVII, Stormwater control, of the City of Yonkers Zoning Chapter.

   f. A comparison of potential stormwater impacts, between the current and former site plans will be provided.

3. Mitigation Measures

   a. The SDEIS will include a SWPPP that includes Erosion and Sediment Control and Stormwater Management Plans to mitigate impacts associated with post construction changes in stormwater resulting from the project. Proposed measures and procedures included in the SWPPP will be selected in accordance with the current NYSDEC Design Standards. Discuss compliance with NYSDEC General Permit GP-0-10-001.

   b. The ownership and responsibility for long term maintenance of the proposed stormwater management facilities shall be discussed, including access. Describe type of maintenance and frequency.

D. Transportation

A Traffic Study will be conducted updating the studies contained in the DEIS and FEIS. 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. All of the data collected and analyzed will be summarized in maps or tables.

1. Existing Conditions
   a. Study Area Intersections. Data updates will include existing or new counts and turning movements at the following existing intersection locations:

      - Warburton Avenue/ Harriman Avenue
      - Warburton Avenue/ Odell Avenue
      - Odell Avenue/ North Broadway
      - Odell Terrace/ North Broadway
      - Executive Boulevard/ North Broadway
      - Executive Boulevard/ Nepperhan Avenue
      - Roberts Avenue/ North Broadway
      - North Broadway/ St. John's Riverside Hospital

   b. 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. Capacity analysis will be completed at each intersection noted above.

   c. 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. Particular attention will be given to the use and configuration of Harriman Avenue south of the subject site.

   d. Parking Demand and supply of area buildings to be analyzed. Describe deficit or surplus of on-site parking based upon zoning. Describe on-street parking availability and discuss on street parking as a contribution to area supply.

   e. Analysis of site access, including existing road conditions and sight distance.

   f. Update existing rail and bus service in the vicinity of the site. Existing pedestrian environment will be described including discussion of the Old Croton Aqueduct.

2. Potential Impacts

   a. Analysis of Impacts. The analysis will include evaluation of other known area projects that may be built in the timeframe of the proposed project. The study will include applicable development projects under construction, and development

projects approved and not yet under construction, as determined in consultation with the Lead Agency. The build year at which time the project will be completed, 2015 will be analyzed.

The capacity of each intersection for the existing, no-build, and build conditions will be calculated. 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.* The distribution of project generated traffic will be analyzed.

b. Safety Concerns. A sight distance analysis will be provided for the site access (Harriman Avenue) and Warburton Avenue. Emergency access to the site will be considered, including during construction and post-construction considering project traffic. Pedestrian safety to and from the Greystone station will be discussed, considering construction traffic and post-construction project traffic. Pedestrian safety issues will be discussed at the Old Croton Aqueduct due to any traffic increases on Warburton Avenue.

c. Parking demand and capacity associated with the proposed project will be analyzed. Compliance with City Zoning Code will be described. Discuss visitor parking. Discuss potential project impact on parking for Greystone station and visitors to Croton Aqueduct Trail. Impact of proposed project on parking during snow emergency (Odell is a Snow Emergency Route).

d. Potential impact to Metro North rail service during peak hours.

e. A comparison of potential traffic impacts, between the current and former site plans will be provided.

3. Mitigation Measures

a. Roadway improvements (as necessary). Describe proposed improvements, based upon the results of the traffic analysis. Describe responsibility for improvements, including funding, as appropriate.

b. Discuss proposed parking mitigation, as appropriate.

c. Discuss appropriate public transportation mitigation.

H. Aesthetic Resources

1. Existing Conditions

a. The SDEIS will describe, through the use of narrative text, aerial photographs, plans, sections, and visual sight lines, important viewing points within the City from which the project site can be viewed. The views from the following will be considered: area roads, adjacent residential properties, views from the Hudson River, views from the Old Croton Aqueduct State Trailway.

b. The existing visual character of the project site and immediate environs will be described.

2. Potential Impacts

a. The change in visual character resulting from implementation of the currently proposed action, including any impact on a sensitive viewshed will be assessed through photographs, cross sections or other graphical representations. Elevations and photo-renderings of the proposed buildings will be provided. Shadow studies will be produced showing the effect of the project upon the street, wetland and the adjacent residences on the summer and winter solstices and the vernal and autumnal equinox.

b. Changes in the visual environment from the Old Croton Aqueduct, neighboring residential buildings and the Hudson River will be described.

c. Impacts associated with proposed project lighting will be assessed, including type, location and timing of exterior lighting fixtures

d. The. project's consistency with relevant visual policies that apply to the project site will be assessed.

e. A comparison of potential visual impacts, between the current and former site plans will be provided.

3. Mitigation measures - Measures will be proposed to lessen the visual impact of the proposed action, including but not limited to such matters as architectural design including changes to form of the buildings, landscaping and lighting.

IV. UNAVOIDABLE ADVERSE IMPACTS

This section of the SDEIS 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

This section of the SDEIS will evaluate and compare alternatives to the proposed action. It is proposed that the following alternatives will be evaluated:

1. The "No Action" Alternative as required under 6 NYCRR 617.9.b.5.
2. Development of site at MG zone district density
3. Alternatives to Wetland Loss or mitigation

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

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. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

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.

IX. APPENDICES

The appendices will include a list of all underlying studies and reports relied upon in preparing the SDEIS, 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)