

3.6 Aesthetic Resources Comments and Responses

Comment 3.6-1 (Public Hearing, February 9, 2010 - Nick Papas, Yonkers Resident): At 25 stories, I think that it takes up, it almost becomes a barricade to what is behind the building on the land side. You can't see around it. I think that coming up with a design that is a little bit smaller, maybe a little bit longer, more linear, so to speak, might be more prudent.

***Response 3.6-1:** Comment noted. The Applicant has offered a preferred alternative architectural and massing design which is presented in Section 1.0 of the FEIS. This alternative addresses comments raised by some City officials and members of the public. The building footprint has been reduced in size, the facade no longer uses reflective glass, brick has been incorporated throughout the entire facade to be consistent with the materials of the adjoining Trolley Barn, the rhythm of window openings is more consistent with traditional buildings in the vicinity, and the rooftop of the building is angled, rather than flat.*

Comment 3.6-2 (Public Hearing, February 9, 2010 - John Finniger, Yonkers Resident):

The question that I asked them is the same question that I ask now, and that is context. You do have...a large 25 story tower located high up on a bluff. You have a mass of glass that doesn't really fit with the neighborhood, and I know sometimes you say glass reflects things around so it hides itself a bit more, but by the same token it's a big massive building sitting out among a bunch of smaller ones, and I really don't think there has been a context thought about...there may be another site that's better for such a structure. This particular one I don't believe warrants a 25 story glass tower.

***Response 3.6-2:** See Response 3.6-1. It is the Applicant's view that the current design is attractive and would not result in a significant adverse impact to aesthetic resources. However, based on requests made by some City officials that the building facade incorporate traditional building materials, e.g., brick, an alternative design has been submitted with this FEIS to be responsive to those preferences. That alternative design is presented in Section 1.0. The Applicant is willing to pursue either design.*

Comment 3.6-3 (Letter 6, February 25, 2011, Edward Burroughs, AICP, Commissioner, Westchester Co. Department of Planning):

Project size and character. Although the County Planning Board is supportive of the concept of this development, the proposed scale raises a concern as to the relationship of the development to the surrounding area in terms of context. We recommend that the City carefully consider the impacts of potential change to the character of the area and whether the goals of the development could be met with a building of less bulk.

***Response 3.6-3:** Figure 3.4-1 of the FEIS provides an aerial view of existing buildings in the City of Yonkers in proximity to the project site. As described in Section 3.4, Land Use and Zoning, of the DEIS, there are a number of buildings located in Yonkers with comparable height and scale to the proposed new apartment building. In addition, the City's long-term plans, as expressed in recent planning and urban renewal documents, is to allow buildings with comparable heights along the City's waterfront. With that as context, the proposed new apartment building will be in character to what already exists and what is proposed.*

As set forth in the Section 1.0 of this FEIS, the Applicant has modified the design of the building as well as the proposed facade to be responsive to numerous comments raised

regarding the building's architectural character. This includes reducing the building's footprint and mass.

Comment 3.6-4 (Letter 6, February 25, 2011, Edward Burroughs, AICP, Commissioner, Westchester Co. Department of Planning): SKYLINES — The skylines and streetscapes of Westchester's cities are changing with each new large-scale downtown development. The County Planning Board supports such downtown development. The Board has found, however, that many proposals feature "plain rectangular boxes." We believe that there is an opportunity for visual enhancement of both the skyline and the streetscape if the aesthetic character of the skyline (in terms of its impact on short and long range vistas) and the streetscape (in terms of the creation of a pedestrian friendly scale) are addressed as part of the project review. We encourage the City to require simulations or artists renderings of the changes to the skyline and streetscape that would result development. With each evaluation, the City should reach an independent judgment as to how the skyline, and the street level, should look so that the shape, size and interest level of new structures reflect the vision of the City, not just the vision of the applicant. The decisions made by the City will shape the future view of Yonkers and of a wide surrounding area including the Hudson River and west riverfront. To help in this process, we encourage the City to consider drafting and adopting design criteria for future development that will assist efforts to achieve a high level of design quality.

Response 3.6-4: *As set forth in Section 1.0, the Applicant has proposed a building alternative which addresses the architectural design concerns expressed by the public and various city agencies. The massing is specifically revised to address the concerns with regard to "plain rectangular" boxes.*

Comment 3.6-5 (Letter 6, February 25, 2011, Edward Burroughs, AICP, Commissioner, Westchester Co. Department of Planning): PLACE EMPHASIS ON DESIGN — There is opportunity for the City to set the stage for significant architectural contributions of unique character. As proposed, the development main feature is a large and tall glass tower with a flat roof. Perhaps alternative designs can be prepared that reflect other styles from which the City and applicant can define a preferred alternative. If a glass tower is chosen as the final design, we recommend that the construction not include reflective glasses or tinted or dark glass as they can create detrimental visual effects on the surrounding environment.

Response 3.6-5: *Comment noted. An alternative design has been put forth to respond to these concerns which is described in Section 1.0 of the FEIS. The rooftop is now angled, rather than flat, to provide visual interest and yet maintain a modern "form". Reflective glass would not be used in this alternative.*

Comment 3.6-6 (Letter 9, February 24, 2011, Patricia Dow, Majority Leader, Yonkers City Council): Aesthetic Resources (Page 1-17) - The public open space area potentially affected by the project shadow during the winter months is the promenade at the recreation pier. This is going to have a direct my home residence. It is my belief that the entire portion of the Hudson Park Area will be negatively affected by the height of this project causing a shadowing over other complexes such as 1 Pier Point Street.

Response 3.6-6: *Shadows are longest during the winter months. In the early morning hours, at 9 AM, a shadow will be cast on to buildings immediately to the west of the new apartment building, including Clermont House. See Figure 3.6-4: Shadow Analysis: December 21, in this FEIS for an illustration of winter shadows. However, only in the*

winter months does the shadow cast by the proposed building extend to the recreation pier. During summer months, when residents and visitors to the waterfront are expected to be most active, shadows are not cast onto the esplanade for any significant duration of time. Shadows are cast partially on the esplanade in the AM hour only from about 9:00 AM. As the day progresses, the shadow rotates clockwise from west to east. By 10:30 AM, the shadow has moved from Clermont House. By noon, there are no shadows being cast onto Hudson Park or the waterfront recreation areas. Any shadows cast by the proposed project will be short in duration. See Figures 3.6-1 through 3.6-4 of the FEIS to view the additional shadow analyses performed for the proposed action (DEIS Plan). Figures 1-15 through 1-18 of the FEIS provide shadow analyses for the building alternative. It is noted that the shadow analysis does account for the existing elevation of the project site - the first floor will have an elevation of 47 feet which is higher than the 6-foot elevation at the waterfront.

Comment 3.6-7 (Letter 10, February 25, 2011, Terri Joshi, President, YCSD): The YCSD team is not able to endorse a 25-story reflective glass residential tower on Buena Vista Avenue. This building is out of scale and architectural character for the neighborhood. It is placed on the highest promontory in the immediate downtown, which will make it appear even taller than 25 stories. It is inappropriate to compare it to the projected SFC waterfront H&I parcel residential buildings which directly to the west on the waterfront. Those proposed buildings are both farther from the rest of the low rise downtown and at a lower grade level at the waterfront. The Teutonia project will be considerably more visible from north, south and easterly points in the city. Furthermore, even though it can be aesthetically acceptable to mix architectural periods and styles within the same block, in this case the building is SO large that even a street facade designed to hide the architectural dissimilarities is not enough to make this an acceptable permanent addition to the downtown.

Response 3.6-7: *Comment noted. An alternative design has been proposed and is presented in Section 1.0 of the FEIS. That alternative incorporates brick into the facade of the upper stories and does not propose reflective glass.*

The SFC project on the waterfront is just to the south and west of the site therefore it is reasonable to compare the project to this project - the sites are separated only by a rail right-of-way.

The potential visibility of the project has been studied and presented in Section 3.6 of the DEIS. In the modified plan, brick material has been integrated into the upper floors of the facade (brick had already been incorporated in the street level floors) to match the adjoining Trolley Barn and traditional buildings along Main Street. The rhythm of window openings has been revised to reflect more traditional building design.

Comment 3.6-8 (Letter 10, February 25, 2011, Terri Joshi, President, YCSD): The reflective glass facade is a threatening problem along the Hudson River, one which has been proposed with not enough thought to the inescapable fact that the Hudson River is the migratory Atlantic Flyway for literally millions of songbirds. Glass construction along the Flyway, particularly reflective glass as the developers wish to use in order to lessen the visually looming character of the tower, should be rejected immediately by any city planning department. There are annual migratory bird deaths by the thousands as birds are confused and distracted by glass towers

and plate glass windows and fly into them. There are serious consequences to building with glass along the Flyway.

Response 3.6-8: *The applicant has proposed an alternative that would eliminate use of reflective glass in the building's design - the details are provided in Section 1.0 of the FEIS. In addition, the applicant will investigate the use of Audubon stickers to reduce the potential for bird strikes.*

Comment 3.6-9 (Public Hearing, February 9, 2010 - Diedre Rylander, Yonkers Resident):

The size of the building I am concerned about mainly because it's a fly away, somebody else might have spoken about this, the glass buildings, I used to work in one of those glass buildings and every spring and fall as I went to work you would see these migrating warblers lying dead on the pavement in front of the building....that is something that maybe there should be a consultation with the Audubon Society or the State Coastal Resources Office.

Response 3.6-9: *See Response 3.6-9. Reflective glass would be eliminated in the building alternative presented in Section 1.0.*

Comment 3.6-10 (Letter 10, February 25, 2011, Terri Joshi, President, YCSD): SHADOW

ANALYSIS — DEIS 1-17 - YCSD would like to see additional shadow studies to see what effect there will be on the newly daylighted Saw Mill River and the park around it. If the shadows will reach Philipse Manor Hall, the Train Station, and the River from Library, as stated in the DEIS, there is certainly cause for concern about the use of the new park and the fate of the landscaping to be installed and maintained at considerable public expense. It is vital to know the extent of the shadowing, the time of year and day. The park is envisioned as a sunny location for public enjoyment.

Response 3.6-10: *Shadow analyses have already been performed and are included in Section 3.6., Aesthetic Resources, of the DEIS. Two additional time periods have been added to the shadow analyses presented in Figures 3.6-1 through 3.6-4 of the FEIS. Shadows will only extend to these areas during the winter months and only for limited time periods during the day - refer to DEIS Figure 3.6-28. From noon to 3 PM, the shadow will rotate and cover portions of the resources identified in the comment. The time period that the shadow may be cast onto any of these resources would be 1-1.5 hours, and the shadow is cast during a time period when outside activities are reduced than at other times of the year. The shadow cast onto the Saw Mill River will not impact the habitat as aquatic species are dormant during this time of the year.*

Comment 3.6-11 (Letter 12, February 25, 2011, Nell Twining, Member, Yonkers LPB):

The height and bulk caused by large U-Shaped floors will block river views from all directions in all view corridors. Due to the large floorplates spread into a U shape floor plan, the tower would be a slab, arranged parallel to the river, but also be a slab, perpendicular to the river block most number of views possible. As proposed, the tower would become fortress-like walls blocking views of the river from other sites, and blocking and truncating existing view corridors toward the river from locations, including but not limited to street views, uphill from the site. The views of the Hudson River and Palisades beyond are one of the most valuable assets in the downtown. A wise plan would attempt to maximize that asset to the most number of locations, as an incentive for investment and development to a broader portion of the downtown. To give away an undue percentage of that asset to a few developers close to the River's edge,

especially to a U/slab tower, will render other sites, which now hold that asset, less valuable, and will discourage further redevelopment.

Response 3.6-11: *Comment noted. An alternative massing design is presented in Section 1.0 of the FEIS. Refer also to Response 3.6-10.*

Comment 3.6-12 (Letter 12, February 25, 2011, Nell Twining, Member, Yonkers LPB):

Shadows this bulky tall building will cast shadows on civic buildings, parks, open spaces and historic structures. The proposed tower would cast new shadows on historic resources such as the City Recreational Pier, which is a designated Yonkers Historic Landmarks, the Trolley Car Barn and the Yonkers Post Office, which are on the National Register of Historic Places, the beautiful historic Yonkers Train Station, the exterior public spaces adjacent to all of these historic sites, and a great portion of the downtown waterfront. Shadows from the proposed tower might be cast onto Philipse Manor Hall (if true grades are considered) and would be cast on its grounds, both of which currently have been accepted as Historic Landmarks Applications. The shadow studies presented in the EIS were evaluated as if the entire downtown were a flat plane, rather than a steep hillside. The actual condition, where the tower would be built uphill of most of these historic resources would mean that the reach and duration of additional shadowing would likely be even more of a problem than what was identified in the EIS diagrams.

Response 3.6-12: *The project architect confirmed that the shadow analysis accounted for existing topography. The shadows cast from the new apartment building will be short in duration, no more than two hours on any one location, between the hours of 9:00 AM and 3:00 PM daily. Refer also to Response 3.6-10. During the month of December, when shadows cast are the longest, the following is anticipated:*

- *City Recreational Pier - shadows will be cast at about 9 AM. By 10:30 AM, the shadow will no longer be on the recreation pier.*
- *Trolley Barn - shadows will be cast on the building from about noon to 1:30 PM, or less than two hours.*
- *Yonkers Post Office - Shadows are cast starting at about 1 PM on the western portion of the building. By 3 PM, shadows have moved off this portion of the building onto the eastern portion of the Post Office building.*
- *Yonkers Train Station - Shadows would be cast from approximately 12:30 PM to approximately 1 PM - shadows would be of the shortest duration for the resources mentioned above. Shadows would be cast on the park to the south of the train station for no more than one hour.*
- *Philipse Manor Hall - The shadow analysis shows that Philipse Manor will not be in the shadow at 3 PM. Shadows would not impact this resource as nightfall will have occurred prior that occurrence.*

Comment 3.6-13 (Letter 13, February 14, 2011, Harjit S. Jassal, Member, Yonkers LPB):

Buena Vista Street has a unique character with the Trolley Barn Building, Teutonia Hall building, and the existing houses and structures. It quite evident from the developer's documentation. The proposed building does not seem to fit into the fabric of the cityscape from the point of view of the character and proportions.

Response 3.6-13: *Comment noted. Section 1.0 of the FEIS presents an alternative building design that addresses comments regarding the facade's materials. The*

alternative would integrate brick into its design, eliminate reflective glass, and introduce a smaller building footprint.

Comment 3.6-14 (Letter 14, January 24, 2011, John Pinegar, Yonkers Resident): The proposed 25 story glass tower is completely out of place in that particular neighborhood. Nothing nearby is remotely similar in height or appearance. There is no neighborhood context. The tower has no resemblance to adjoining properties in the neighborhood.

Response 3.6-14: *Comment noted. Refer to Response 3.6-1.*

Comment 3.6-15 Letter 15, January 24, 2011, Syrette Dym, AICP, VHB - City Planning Consultant): Page 3.6-5 – Figure 3.6-2 does not appear to locate Study Point f identified in Table 3.6-1, Key Public Visual Resources. Study points x, y and z also seem to be missing from the table although they appear on the map.

Response 3.6-15: *Figure 3.6-2 does illustrate study point “f” - it is along the waterfront next to “d”. Study point “z” is at the uppermost top of the photo, study point “y” is shown close the right margin of the photo, and “x” is located at the left hand margin of the photo.*

Comment 3.6-16 (Letter 15, January 24, 2011, Syrette Dym, AICP, VHB - City Planning Consultant): Views from the North - The DEIS states that views of the upper floors of the proposed building will be visible from the north behind older apartment buildings. Identify approximately how many floors above those existing will be seen. The same information should be provided for the view from the street at the west end of Larkin Plaza.

Response 3.6-16: *Depending on the vantage point within Larkin Plaza, there may be no views of the building, or views of up to the upper ten (10) stories of the building. At the west end of Larkin Plaza, the 25 stories will be visible as there is a clear sight line to Buena Vista Avenue. This is presented in DEIS Figure 3.6-27.*

Comment 3.6-17 (Letter 15, January 24, 2011, Syrette Dym, AICP, VHB - City Planning Consultant): Page 3.6-13 - The DEIS states that the project height is comparable with Alexander Street Master Plan proposed heights. However it does not relate to the new Downtown Master Plan and Rezoning Study of 2010, specifically to the plan for the Buena Vista downtown District. Indicate how the height relates to recommendations of this plan.

Response 3.6-17: *The Buena Vista Downtown District plans illustrate the new apartment building in the massing configuration and proposed height presented in the DEIS. It is noted that the Yonkers Planning Director has indicated the building is shown as a “placeholder”. No Yonkers planning document has been adopted that recommends or requires that the new apartment building be redesigned.*

Comment 3.6-18 (Letter 15, January 24, 2011, Syrette Dym, AICP, VHB - City Planning Consultant): Page 3.6-13 - It is stated that the two Palisades Point towers have floor plates of approximately 11,000-12,000 square feet. Please state the floor plate of the proposed building. The DEIS emphasizes comparison of the buildings to those in the Alexander Street Master Plan which is considerably to the North of the proposed project indicating that it has comparable height. Although 30 stories is approved, as a maximum height, the upper floors would conceptually be required to have smaller floor plates. It should be stated at what floor this step

back would begin to occur. Instead, the building should be compared to the proposed guidelines currently under consideration for the Buena Vista Area in the proposed Downtown Waterfront Plan under consideration by the City to determine its compatibility with that plan. In addition, compliance with the Riverside Urban Renewal Plan should be stated.

Response 3.6-18: *As stated on p. 3.6-13 of the DEIS, the floorplate of the upper portion of the building is 17,197 square feet. Compliance with the urban renewal plan is addressed in Section 3.4 of the DEIS regarding land use and zoning and in the responses in Section 3.4 of the FEIS. The Alexander Street Master Plan does not mandate floor step backs (see p.75 of the Design Guidelines). The Alexander Street Master Plan includes waterfront land that is just to the north of the project site. The building orientation and floor plates are intended in part to ensure that the buildings do not obscure direct views of the river from the north-south streets in the City that lead to the waterfront. This project site is not located at the terminus of any north-south street providing views of the Hudson, thus the size of the floor plate is not a significant design issue in the opinion of the applicant. Smaller floor plates have been examined in the alternatives section of the DEIS.*

Comment 3.6-19 (Letter 15, January 24, 2011, Syrette Dym, AICP, VHB - City Planning Consultant): Page 3.6-14 - While the DEIS indicates that the 3-story masonry base is intended to continue the character of the surrounding street level experience, there is nothing at the street level in terms of scale or materials that seems to read as consistent with existing styles nor does it appear to be reminiscent of the architecture of the Trolley Barn, Teutonia Hall façade or other buildings in proximity to the project site as is stated. More information to support such a statement needs to be presented.

Response 3.6-19: *The facade at the street level incorporates brick and the vertical rhythm of windows and openings are consistent with the adjoining Trolley Barn building. The proposed building incorporates the Teutonia Hall facade, therefore it would be reminiscent of same. This street level facade is presented in Figure 2-5 of the DEIS. However, In response to comments to public comment, the Applicant has presented a building alternative in Section 1.0 of the FEIS. Although the Applicant believes the existing facade is attractive, the alternative facade design will be pursued if the City concludes that such an alternative is preferred.*

Comment 3.6-20 (Letter 15, January 24, 2011, Syrette Dym, AICP, VHB - City Planning Consultant): *Lighting and Reflections* - As part of the design details of the building façade treatment that is indicated will be provided in the FEIS, there should be a description of the lighting to be provided in the courtyard and entry areas of the automated garage.

Response 3.6-20: *Figures 1-10 and 1-11 in Section 1.0 of the FEIS present a proposed lighting scheme for the new apartment building. Down lighting will be provided in the courtyard - the building will not be illuminated with spot lights. The entry areas will be lit by lights within the overhangs and under the pedestrian walkway.*

Comment 3.6-21 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development): *National Register Sites* - Page 3.6-18 – Table 3.6-4 – National Register and National Register Eligible Sites - Locations O to R do not have their impacts filled out and the chart needs to be completed.

Response 3.6-21: *The printed version of Table 3.6-4 of the DEIS omitted the data. See Table 3.6-1 below:*

Table 3.6-1		
National Register and National Register Eligible Sites - Addendum		
(Located within ½ mile of project site)		
O.	95,104,108,116,152-154,155-157 Buena Vista Avenue (NRE)	Nearest property is south of Prospect St. The new building will not be visible from within the structures as intervening buildings will block views. Building will be visible from some front yards along Buena Vista Avenue.
P.	50-54,55-57 Hudson Street (NRE)	55-57 is now the parking garage on Hudson Street. The SFC DEIS may incorrectly identify the City Harvest Church as 55-57 Hudson Street - it is 40 Hudson Street. There will be limited visibility of the project from the property due to intervening buildings. Upper stories of project likely visible from this site.
Q.	50,52,55-57,68-70 Main Street (NRE)	The project will not be visible from 50, 52 68-70, as the properties are on the south side of Main Street and do not have a line of sight to the apartment building. The upper levels of the new building may be visible from 55-57 Main Street.
R.	16-18,20-24,30-38,40,87,95,104, 130 South Broadway (NRE)	30-38 is on the east side of S. Broadway and the potential for the upper stories of the apartment building to be visible over the tops of existing intervening buildings is greater. The building will not likely be visible from 16-18, 20-24 as these properties are north of the project site and on a curve of S. Broadway where there is not a line of sight to the new building. 40 and 87 is the City Hall address - the new building will be partially visible from the property. 104 is the Cacace Justice Center - the apartment buildings on Riverdale Avenue block views to the site. Likewise, the apartment buildings block views of the site from 130 (hospital property)
Source: National Park Service Digital Library of National Register Places http://nrhp.focus.nps.gov ; and SFC DEIS from OPRHP file search, 2011.		

Comment 3.6-22 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development): Pg 1-16 Is “notable” feature a good one or a discordant one?

Response 3.6-22: *Neither. “Notable” is used here as “especially” or “particularly”. The statement was not intended to suggest that the design is “good” or “discordant”.*

Comment 3.6-23 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development): Compatible in scale with the Palisades Point buildings and Alexander Street buildings, however, the proposed building is not contextual with those currently non-existent buildings. Explain the building in context of the built environment.

Response 3.6-23: *The project site is located in the Riverview Urban Renewal area. This is relevant as other sites which have been redeveloped for urban renewal projects in the project vicinity have also been developed with residential apartment buildings that are taller than the existing older residential buildings within the area. The surrounding neighborhood is described in detail in Section 3.4 of the DEIS. Properties in the*

immediate vicinity of the project site which have not undergone urban renewal contain older, residential buildings that are 2.5-5 stories in height. The older single-family dwellings, many of which have been converted to multifamily use, are generally 2.5-3 stories in height. However, the older apartment buildings are 4-5 stories. Along the waterfront, newer residential buildings have heights of 12-14 stories. Along Main Street, buildings have heights that range from one to ten stories, but most are 5-6 stories in building height. Buildings near Prospect Street and Riverdale Avenue are multistory apartment buildings between 7-19 stories. Existing older lots in the urban renewal area are small, e.g., 25-50 feet in width by 100-120 in depth. Thus, building sizes on those lots would be smaller than the buildings located on properties which have been merged for redevelopment. Properties which have been acquired for residential urban renewal projects have been redeveloped or approved for residential buildings, some of which are as tall or taller than the proposed building.

Comment 3.6-24 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development): Pg 1-17 The ground level of the proposed apartment tower does not appear to be in context with either the existing trolley barn building or the reconstructed Teutonia building.

Response 3.6-24: *The applicant has designed the building at ground level to be contextually consistent with the Trolley Barn and reconstructed Teutonia Hall and understands that any large tower in the neighborhood next to these two lower buildings will produce comments regarding “context”. See Response 3.6-19. The alternative building design presented in Section 1.0 proposes an alternative design to address comments regarding the building’s architecture and massing.*

Comment 3.6-25 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development): Aesthetic Resources Page 3.6-2 The large parking structure in the vicinity is a YPA public parking structure, not a USPS facility.

Response 3.6-25: *Comment noted. The DEIS states that the parking structure is used by the USPS as storage - the storage of post office vehicles was observed on the parking structure’s rooftop deck.*

Comment 3.6-26 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development): Page 3.6-5 Table 3.6-1 Note that the Palisades Park is a National Natural Landmark and that Yonkers City Hall is National Register Eligible. Similar on Table 3.6-2 and that the Old Croton Aqueduct is a National Register Property (as well as holding several other historical designations)

Response 3.6-26: *Comment noted. As further clarification, the “Palisades” are a National Natural Landmark - Palisades Park is a municipal borough in New Jersey.*

Comment 3.6-27 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development): Page 3.6-8 The closest point on the OCA to the site may not be the point at which maximum visibility from the trail occurs. As the trail crosses Nepperhan Avenue, on the aqueduct bridge, or as it intersects Yonkers Avenue may be the point where maximum visibility occurs. The topographic review tool should be used in conjunction with the map of the OCA to determine if these other locations yield visible points from the trail.

Response 3.6-27: At the bridge, the Trail is 1,000 feet more distant from the project site than the location examined in the DEIS - the building would be farther and appear smaller in the background if it were visible. A line of sight profile from the Nepperhan Bridge to the project site indicates that the building's visibility would be blocked by intervening buildings and topography. Buildings in the trail's foreground, including the St. Casimir Church and school, and an apartment building on the west side of Casimir Avenue, block views to the west. Farther beyond and to the west, the small hill that rises from North Broadway and Palisades Avenue and the buildings located on top of this small hill will also block views to the new apartment building. At the point where the trail follows Yonkers Avenue, the building's immediately fronting to this avenue would block views to the project site.

Comment 3.6-28 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Page 3.6-12 Potential Aesthetic Impacts The applicant's opinion as to the compatibility and visual interest addition of the proposed building is their opinion and should be expressed as such. The buildings number of stories are similar to the height of the Palisades Point approved building but their proposed height would be more than 50 higher. To be compatible with Palisades Point the proposed building should take into account the ground elevation difference and account for that in the design. A compatible height design should be shown in the FEIS.

Response 3.6-28: It is the Applicant's opinion that the building design examined in the DEIS is visually interesting and appealing. The approved Palisades Point building has the same approximate building height as the new apartment building, albeit at a lower elevation. The potential visual effect of the new apartment building being situated at a higher elevation than the Palisades Point property has been examined in Section 3.6 of the DEIS. No further design analysis is necessary.

Comment 3.6-29 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Page 3.6-13 The Palisades Point towers, which are above a five-story pedestal plate consisting of liner residential and parking garage space, are closer to 8,000 square feet in the tower elements and are the point tower configuration initially requested by the City of Yonkers.

Response 3.6-29: Comment noted. The applicant evaluated a two-point tower configuration in Section 5.0 of the DEIS. It is the applicant's conclusion that a two-point tower configuration on the subject property is cost prohibitive given the added costs of construction. The rent levels that the rental market in Yonkers is capable of supporting would not cover the additional cost.

Comment 3.6-30 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

The concern about the design of the proposed project and its aesthetic impacts is that the tower element, from base to roof, is a form and texture that is not in keeping with the character of the immediate neighborhood and of the greater downtown area. While it is true that there are grossly unornamented building in the area, those are not the buildings that are looked upon with any fondness by the community. The applicant needs to look to traditional forms in the area to find an example to work from. The two original "skyscrapers" in the downtown, 20 and 30 South Broadway, are considered handsome buildings and while they tower above the 2 and three story building around them they fit into the overall character of the community.

Response 3.6-30: See Response 3.6-1 and Section 1.0 of the FEIS for a discussion of a building alternative that addresses this comment.

Comment 3.6-31 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

The applicant's building does not exhibit that same respect of its neighbors. The first floor does not respect the massing or the materials of the buildings around it. The upper floors do not bring with them the vocabulary of the architecture around them pull the existing buildings upwards with the new structure but instead ignores the community of buildings for a new and discordant façade. The applicants should compare the way that the Ritz Carlton building in White Plains stands away from its neighbors and contrast that with the way that the two tower buildings of the City Center project seem to draw the elevation of the adjacent buildings upwards with them.

Response 3.6-31: *It is the Applicant's position that architecture and design are expressions of a personal preference. The Applicant respectfully disagrees with the commenter's statement regarding the first floor. The upper floors, by design, are intended to contrast with the buildings around it as stated in Section 3.6 of the DEIS. Any preference for the City Center versus the Ritz Carlton building is an individual preference expressed by the commenter. Regardless, to address concerns regarding the building's architecture, an alternative design has been proposed and will be pursued at the request of the agencies responsible for approving the special use permit.*

Comment 3.6-32 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Page 3.6-16 Lighting and Reflections I do not find the discussion responsive. There have been many cases where buildings have been built that have caused glare problems. There are also many cases where these glare problems have been fixed by retrofitting the buildings with alternate types of glass or coatings on existing glazing. It should also be possible at this point in the design of the building to consider if there will be planes of the building that are likely to create glare problems. If the designers assume highly reflective glass, they can then consider the likelihood of glare from this glass, and then point out places that alternative type of glazing need to be installed.

Response 3.6-32: *Comment noted. To address this concern, the Applicant proposes a building alternative that would utilize non-reflective glass. Refer to Section 1.0 of the FEIS for a description of this alternative.*

Comment 3.6-33 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Page 3.6-18, Table 3.6-4 Complete the table. Are the blank cells supposed to be blank?

Response 3.6-33: *See Response 3.6-21.*

Comment 3.6-34 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Page 3.6-18 Mitigation Measures. It is not the height of the building that is a problem as much as it is the bland, stark, cold blue contrast to buildings around it. Existing, loved buildings in Yonkers, as mentioned above 20 & 30 South Broadway, respect their context while hated buildings such as 7 Pines, Riverview 1 & 2 and the RAMP site building at the intersection of Yonkers Avenue and the Saw Mill River Parkway do not respect the buildings around them.

Response 3.6-34: *See Response 3.6-1 - an alternative building design will be pursued by the developer if acceptable to the City agencies involved in the approval of the special use permit.*

Comment 3.6-35 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Figure 3.6-7a Why was the picture not taken from the middle of city hall. Given that there is a grand ceremonial staircase rising from South Broadway to the official (if underused) front door of the City Hall the picture should have been taken from that point instead of the more-advantageous-to-the-applicant viewpoint given. The picture should be retaken.

***Response 3.6-35:** See Figure 3.6-11, Views “e” at the top of the page. This photo provides a view from Washington Park and Yonkers City Hall. The photo was taken from the vantage point described in the comment.*

Comment 3.6-36 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Figure 3.6-10a Photo appears to have been taken from the north end of the city’s promenade. The Beczak is several hundred feet north of the site of photo.

***Response 3.6-36:** Comment noted. The photo was taken from the north end of the City’s promenade and south of the Beczak Center.*

Comment 3.6-37 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Figure 3.6-12b The view is skewed too much to the north and is shot almost due west. The site is south west of this location. Given the parks location in a “bowl” retaking the photo is not necessary.

***Response 3.6-37:** The direction of the photo, which is aligned with the running track, is oriented west and slightly south. The building will not be visible from this location.*

Comment 3.6-38 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Figure 3.6-18B This is a view OF Copcutt Mansion. It is skewed northwest when the site is due west of the location. Given the bend of the Nepperhan Avenue it is unlikely to see the site from this location.

***Response 3.6-38:** The photo shows the distant view visible within the open yard between Copcutt Mansion and the adjoining property/building south of it. The site is unlikely to be visible from this vantage point.*

Comment 3.6-39 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Figure 3.6-24 This illustration points out the stark and unbeneficial contrast between the character of the downtown and the proposed building. Not only does the building tower over the existing buildings in the downtown but it bears no relationship whatsoever to the other buildings in the area. Looking down Hudson Street there are five examples of fine architecture that could be incorporated (not all five at once) into a design that would better fit the downtown. The YMCA building, for example, the light brown brick with white cornice structure on the southwest corner of Hudson and Riverdale Avenue, is a style that could easily be “grown” by 15 stories and still remain in context with the community. A simple building yet it illustrates how handsome a building is when there is a strong defined base, a façade with details for interest and a clearly defined top to the structure.

***Response 3.6-39:** Comment noted - the applicant respectfully disagrees with the preferences expressed by the commenter. Refer to Response 3.6-1.*

Comment 3.6-40 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Figure 3.6-26 The perspective seems wrong in this simulation. The SFC buildings are 50 feet lower in elevation and not that much closer so should not seem as much higher as they do. This should be checked.

Response 3.6-40: *The data for the proposed new apartment building have been checked and are accurate. Views of SFC from Sutherland Park were taken from the SFC DEIS, Figure III.B-2d.*

Comment 3.6-41 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Figure 3.6-27 The proposed building in comparison to area character. The “Homes for America Building” is a new (circa 2005) structure that while clearly new, nonetheless blends in with the older buildings in the area. Interestingly, even the proposed greenhouse and Teutonia façade appears to work within the context of the project area better than the bland blue residential rectangle.

Response 3.6-41: *Comment noted. Refer to Response 3.6-1.*

Comment 3.6-42 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Figure 3.6-29 Shadow Analysis March 21. There should be an arc of the shadows shown for the project buildings similar to those shown for the SFC buildings. There are public open spaces, particularly the Ella Fitzgerald park in front of the train station, that are regularly used for recreation within the arc of the sun’s shadows on this representative day. The full shadowing effect of these buildings upon those spaces should be shown.

Response 3.6-42: *An arc would not accurately show the movement of the shadows for the selected time periods. This is evident based on a review of the SFC drawings - the arcs in the drawings do not actually reflect where the shadow placement is. To address the comment, the shadow analyses have been revised to include two additional points - at 10:30 AM and 1:30 PM - that are midway between the time periods shown in the DEIS figures. Refer to Figures 3.6-1 through 3.6-4.*

Comment 3.6-43 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Figure 3.6- 30 Same comment as for comment 114. Show the full arc of the shadow impacts.

Response 3.6-43: *A figure has been revised and included herein - refer to Response 3.6-42.*

Comment 3.6-44 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development):

Figure 3.6-31 Same comment as for comment 115. Show full arc of shadow impacts.

Response 3.6-44: *A figure has been revised and included herein - refer to Response 3.6-42.*

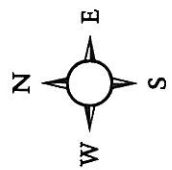


Figure 3.6-1: Shadow Analysis: March 21
Buena Vista Teutonia PUR
City of Yonkers, Westchester County, New York
Source: Lessard Design, 06/27/11

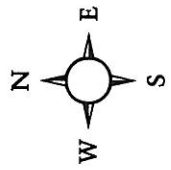


Figure 3.6-2: Shadow Analysis: May 6
Buena Vista Teutonia PUR
City of Yonkers, Westchester County, New York
Source: Lessard Design, 06/27/11

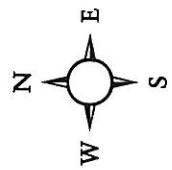


Figure 3.6-3: Shadow Analysis: June 21
Buena Vista Teutonia PUR
City of Yonkers, Westchester County, New York
Source: Lessard Design, 06/27/11

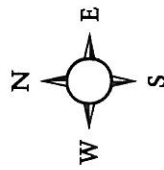


Figure 3.6-4: Shadow Analysis: December 21
Buena Vista Teutonia PUR
City of Yonkers, Westchester County, New York
Source: Lessard Design, 06/27/11