

APPENDIX A

DEIS Public Hearing Transcript

STATE OF NEW YORK
CITY OF YONKERS

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Minutes of
The City of Yonkers Planning Board
February 9, 2010 - 6:05 p.m.
at
City Hall
87 Nepperhan Avenue
Yonkers, New York 10701-3892
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B E F O R E:

ROMAN KOZICKY, Chairman
GENEVIEVE LEMBO, Member
JOHN R. MORRISSEY, Member
JERRY KICIUK, Member
JOSEPH GRECO, Member
MICHAEL GILLAN, Member

P R E S E N T:

LEE ELLMAN, Planning
BRYAN DUROY, Associate
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CITY PLANNING BUREAU

1 Proceedings
2 original August 9, 2006 subdivision
3 approval shall, to the extent not
4 previously satisfied, remain in full
5 force and effect.

6 MR. KOZICKY: Thank you, Mr.
7 Gillan. Do I have a second on the
8 resolution? Seconded by Mr. Morrissey.

9 You heard the resolution and the
10 proposed resolution with conditions,
11 are the conditions acceptable?

12 MR. HOCHERMAN: The conditions are
13 acceptable, thank you.

14 MR. KOZICKY: I will move to a
15 vote on the item itself as proposed.
16 All in favor indicate by saying aye.

17 (A chorus of ayes.)

18 MR. KOZICKY: Opposed nay? It
19 passes unanimously. Thank you very
20 much.

21 MR. HOCHERMAN: Thank you and have
22 a good night.

23 MR. KOZICKY: We'll take a short
24 five minute break, and when we come
25 back we'll open the public hearing on

1 Proceedings
2 partners Eric wolf who is actually at a
3 landmarks meeting right now, Alan Litt
4 my partner Alan Litt is here as well.
5 I am going to try to keep this brief
6 because I know you have a full agenda.

7 Just who we are. We are the
8 developers of several properties in
9 Yonkers. You may be familiar with 66
10 Main which is on Main Street which is a
11 project we began in 2004. We are also
12 the owner and operator of Metro 92
13 which is in the former Trolley Barn, and
14 by way of time line on our current
15 project, the Trolley Barn is the anchor
16 for our proposed project.

17 The acquired Trolley Barn in a
18 partially completed state in 2005,
19 finished getting C of O's and leasing
20 it out and we continued to acquire the
21 adjacent sites from Main Street along
22 Buena Vista all the way to Prospect, so
23 this slide is contained in the DEIS.

24 In the upper left-hand corner is
25 the dot white lines that represent the

1 Proceedings
2 the Teutonia project. Thank you.
3 (Recess.)

4 MR. KOZICKY: Okay, everyone
5 please take your places. We are about
6 to begin. Everyone please take your
7 places and come to order.

8 Item number seven, preliminary
9 special use permit, (Planned Urban
10 Development [PUR] for the proposed
11 Teutonai Buena Vista project at Block:
12 511; Lots: 1, 11, 13, 15, 17, 21 and
13 23; on the property known as Parcels 92
14 Main Street, 41 - 65 and 66 - 72 Buena
15 Vista Avenue, pursuant to Article VII
16 of the Yonkers Zoning Ordinance. Eric
17 Wolf and Ken Dearden are here as
18 representatives for the proposal.

19 MR. DEARDEN: Good evening,
20 Chairman Kozicky, members of the
21 Planning Board: Thank you for your
22 time.

23 I am Ken Dearden representing
24 Teutonia Buena Vista, the LLC who is
25 the applicant, together with my

1 Proceedings
2 site where the new residential
3 component will go. The very top
4 triangular piece is the existing Trolley
5 Barn, and adjacent to that is parcels
6 that we own which include Teutonia
7 Hall, and then the white roofed section
8 is the former Evette (Ph) Ambulance
9 garage and then adjacent to that is
10 Ambulance company.

11 Our two acre site also includes
12 three multi-family sites directly
13 across the street from the site.

14 So, again, in the fall of 2009, we
15 initiated or we brought forth our
16 application which began SEQRA process.
17 The Planning Board took lead and we
18 anticipate things to continue to go on
19 track, to be in front of City Council
20 this fall for a special use approval
21 for the PUR.

22 So I will give you a quick five
23 minute description of the project. You
24 can go to the next slide.

25 This is a classic transit oriented

1 Proceedings
2 development. Here you will see on the
3 bottom half of the site is the site as
4 it looks today then above it is an
5 architect's rendering of the site.

6 The lower right-hand side is the
7 existing Trolley Barn. Immediately
8 adjacent to it is our residential
9 highrise, 25 story residential highrise
10 containing 412 units. Adjacent to that
11 is a driveway and turning circle that I
12 will show in a minute, and adjacent to
13 that is the top part of our corporate
14 facility.

15 The site again, it's a classic
16 transferring development. It's next to
17 the train station and so we are
18 concentrating on housing with very easy
19 walking distance, walking distance to
20 commute to midtown Manhattan, and
21 anecdotally by way of the existing
22 housing that has been built in the
23 downtown, we believe somewhere between
24 65 and 70 percent of it is occupied by
25 commuters who use Metro North, so again

1 Proceedings
2 puts it away. The result is that you
3 get a much higher density. We are able
4 to build a low roof, short garage by
5 doing that. You will have a lot of
6 parking under ground. You don't have
7 12 foot floor to ceiling heights, you
8 have six feet. You don't need eight
9 foot wide parking spots, you can
10 squeeze them into six foot or seven
11 foot wide-- I am not sure what the
12 standard is. You can squeeze a lot
13 more cars in a smaller area.

14 Mechanized parking is green. You
15 don't drive your car to your parking
16 spot. The facility is just housed, it
17 is not heated, cooled or ventilated or
18 lighted. It's warehouse insulated and
19 the machines can operate in the dark so
20 it's a much greener way to park cars
21 than the average, you know, you drive
22 miles and miles a year inside parking
23 garages retrieving your car.

24 It's also a much better
25 utilization of the space because you

1 Proceedings
2 this is, our design is keeping with
3 that.
4 Another point to note is that the
5 site, the large bulk of the new
6 construction is concentrated on top of
7 a Brownfield clean-up site in the State
8 of New York which we are counterpart to
9 a regulatory agreement with the DEC
10 that will earn us tax credits which we
11 will help use to offset construction
12 costs in Yonkers.

13 So immediately to the left you
14 will see a relocated facade of the
15 existing Teutonia Hall which is-- then
16 a continuation of four more rooftops
17 meant to look somewhat, you know,
18 industrial representing the area and
19 that is the front of our parking
20 facility.

21 We included a design for a
22 mechanized parking facility which is
23 basically a mechanized valet. You
24 park-- I will show you in a later
25 slide, you park your car and a machine

1 Proceedings
2 can reserve a spot but not reserving
3 the same spot, so if you have 400
4 people living in your building and you
5 know typically there is never more than
6 350 spots being used at any one time,
7 you don't need to save 50 vacant spots
8 for people who aren't there.

9 In our existing building you are
10 assigned a spot number. When that
11 person goes away, the spot is vacant.
12 With mechanized facilities, the
13 computers are smart enough to learn
14 usage patterns and so they know the
15 peak time when they call in is say, 4
16 a.m. on a Sunday, so they can save
17 spots for them but midday on Tuesday
18 they don't need to save the spots and
19 the spots can be used for other parking
20 in the downtown.

21 We also see on the left side,
22 lower left side is a hydroponic garden
23 which is a 365/24 hour facility for
24 locally grown consumer produce.

25 For those who are familiar with

1 Proceedings

2 the barge on the Hudson that is there
3 now, that is run by Ground Works, that
4 is a small scale version of what we
5 plan here, and we have a preliminary
6 partnership with Ground Works to put
7 this space to good use and it will
8 generate jobs. It's also a very green
9 element because now produce that is
10 shipped from California can be grown in
11 Yonkers and consumed in Yonkers without
12 the added costs.

13 One of the-- there are a couple of
14 benefits that come with a greenhouse.
15 One is stormwater retention. We have
16 designed a very large stormwater
17 retention system underneath the base of
18 the building and that water will be
19 recycled under the base of the building
20 and that will be recycled for the
21 hydroponic garden as opposed to going
22 into the stormwater system.

23 One of the downsides to hydroponic
24 gardens, they are large consumers of
25 energy so we looked for way to heat it.

1 Proceedings

2 clean gas fired microturbines to
3 produce electricity to help meet some
4 of the electric demand of the building.

5 Back going full circle again, one
6 of the byproducts of the combined heat
7 power is surplus heat. The heat that
8 your normally waste, we can recycle the
9 heat to keep the greenhouse warm, so we
10 attempted to create a facility that is
11 extremely very green, trans oriented,
12 has a low carbon footprint, and that we
13 can afford to build.

14 So benefits to the city-- you can
15 go to the next couple of slides. This
16 is the site plan of the main part of
17 the development. The red lines
18 indicate how the cars come in. You
19 drive them into a bay.

20 There is a fairly lengthy
21 description in the DEIS if people are
22 interested in how the mechanized
23 parking works. Next slide.

24 That is a rendering looking south.
25 One more. You can leave it there. So

1 Proceedings

2 We use plastic for the roof, so when
3 you are trying to grow vegetables in
4 the winter and you heat the space, it's
5 a large consumer of heat so we looked
6 at ways of finding surplus heat within
7 our building that we can use to keep
8 the hydroponic garden warm.

9 At 66 Main we had very
10 successfully installed a geothermal
11 heating/cooling system which uses ten
12 heat wells for underground water for
13 heating and cooling, we are
14 contemplating the same situation here.

15 Again with every plus there is a
16 minus. The downside of geothermal,
17 while you don't produce any-- you have
18 no boilers, you don't produce any
19 carbon, you are a large consumer of
20 electricity because everything runs on
21 pumps, so again learning from what we
22 did at 66 Main, we said how can we
23 produce electricity in a meaningful way
24 and are considering the consideration
25 of combined heat and power which is

1 Proceedings

2 quickly, the benefit to the city, we
3 are making infrastructure improvements
4 including a new 12 inch water main that
5 runs 950 feet down Buena Vista Avenue
6 to meet the water needs and the fire
7 protection needs of our building, but
8 as a result we'll provide new water
9 mains on Buena Vista.

10 We are adding 412 new housing
11 units, and as planned 500 new parking
12 spaces with a total estimated
13 population of 791 people to this tract
14 here. That is a substantial amount of
15 people, market rate tenants and
16 spending power coming to that tract.

17 We estimate that our new tenants
18 will be able to bring in about seven
19 million dollars annually in retail, you
20 know, disposable income after they meet
21 their housing needs, et cetera.

22 We also anticipate that the
23 property will produce close to a
24 million dollars a year in property
25 taxes.

1 Proceedings
 2 One of the things we learned about
 3 66 Main, the one bedrooms and studios,
 4 that means there is not a lot of
 5 children, not a lot of families, I
 6 should say. We are anticipating we
 7 would be only be adding 56 students to
 8 the school system, and out of the
 9 roughly million of property taxes,
 10 close to six hundred of that, based on
 11 the formulas in Yonkers will go to the
 12 school system, and back into that
 13 number the school estimates it is
 14 \$8,500 per student to run the schools.
 15 We are adding well over \$10,000 per
 16 student, so we increase the tax base in
 17 the City of Yonkers, and one last
 18 thing. You can go to another slide.
 19 There is a couple of more views.
 20 That is a view of the water taken from
 21 the SSCVIS (Ph.) You see our building
 22 is sort of the one in the center left.
 23 You see H and I across the waterfront,
 24 ours is to the left.
 25 The one thing I want to correct

1 Proceedings
 2 from in the EIS is, there are several
 3 ways to predict your property taxes.
 4 However, we are both an Empire Zone and
 5 Brownfield clean-up site, we don't meet
 6 the tests for either one of those zones
 7 for property tax relief. They changed
 8 the rules a little bit. 66 Main does
 9 meet those. They changed the rules
 10 that multi-family doesn't meet the
 11 test, and as a result it states
 12 incorrectly, we will not be seeking
 13 that.
 14 We are in discussions with the IDA
 15 to come up with a predictable, you
 16 know, fairly steady predictable
 17 property tax revenue that we can use to
 18 forecast and work with.
 19 Did I cover everything? That's
 20 it.
 21 MR. KOZICKY: All right, thank
 22 you. Any questions before I go to a
 23 public hearing? If not, then I will
 24 get back to my seat and we'll take down
 25 the projector.

1 Proceedings
 2 We'll open the public hearing
 3 aspect of this item. If anyone is here
 4 to speak on this item, to comment or
 5 have questions, I ask you to come to
 6 the podium, state your name, your
 7 address, and then if you have any
 8 questions and/or comments-- I am sorry,
 9 Lee?
 10 Just in general, when we complete
 11 our public hearing today, there still
 12 is a public comment period of 15 days
 13 after our public hearing where you
 14 still have the ability to submit
 15 written comments through the Bureau
 16 that will make themselves-- that I will
 17 make available to the Board and to the
 18 applicant as well. However, right now
 19 you have the ability to speak and put
 20 your comments on the record.
 21 Please, sir, state your name and
 22 address and your comment.
 23 MR. WALTERS: Bob Walters. I am
 24 the science barge director fore Ground
 25 Works, Hudson Valley, 42 Main Street,

1 Proceedings
 2 Yonkers, New York.
 3 I want to speak in support of the
 4 hydroponic greenhouse on the proposed
 5 Teutonia Farm. The success that we
 6 have had on the science barge, we get
 7 international attention for all over
 8 the world, people learning about urban
 9 farming and hydroponic agriculture
 10 using sustainable energy.
 11 So I feel a greenhouse on Teutonia
 12 Hall will be a bigger version and will
 13 be able to supply locally grown food to
 14 Yonkers residents, will be able to
 15 provide jobs and be able to provide an
 16 education center. Thank you.
 17 MR. KOZICKY: Thank you, sir.
 18 Next comment.
 19 MS. JOSHI: Good evening. Hello,
 20 everybody, I am Terry Joshi, 29
 21 Rockland Avenue, President of the
 22 Yonkers Community for Smart Development
 23 and we will submit more detailed
 24 comments before the 25th.
 25 I want to begin my spoken comments

1 Proceedings
2 by saying I want to acknowledge the
3 development team, Eric wolf and Alan
4 Litt because they really do have
5 sincere efforts to bring stable
6 building projects to Yonkers as we know
7 from 66 Main Street.

8 Some of you also know I am on the
9 Green Policy Task Force and we have
10 been engaged for two years in an effort
11 to move the city to a sustainable
12 building law, and in the absence of
13 that, a mandated local law for
14 buildings of that nature. It is
15 important that we have some developers
16 in town who are taking a leadership
17 role on sophisticated environmental
18 safeguards, and I am also concerned,
19 however, with historic preservation in
20 the downtown and its architectural and
21 cultural history, and I have to go next
22 door because I have a bath house
23 landmarks application being heard next
24 door in a minute.

25 So I find myself in a ideological

1 Proceedings
2 standing out on the waterfront, and I
3 don't envy you on the Planning Board as
4 the lead agency on this project. These
5 are tough choices in the 21st century
6 for urban planners who have to grapple
7 with the conflict between preserving
8 the past and working for our future,
9 but I ask that you consider finding a
10 way to work with the development team,
11 as much as I admire them, to find some
12 compromise between their really
13 laudable environmental goals and
14 preserving the architectural integrity
15 of this block. Thank you.

16 MR. KOZICKY: Thank you, Ms.
17 Joshi. The next comment.

18 MR. PAPAS: Good evening. My name
19 is Nick Papas. I live at 12 Birch
20 Brook Road on the east side of Yonkers,
21 and we are attempting to foster better
22 communications between what is
23 happening on the west side and the east
24 side of town because we are obviously
25 all one city.

1 Proceedings
2 conflict with myself between my green
3 half and my preservation half, and in
4 spite of the fact I am very
5 enthusiastic about the building
6 objectives here, I find it very hard to
7 justify a 25 story tower even using
8 geothermal energy in the highest
9 elevation in the center of the downtown
10 which is already a beautiful relic of
11 an earlier period of architecture and
12 has a low-rise walkable neighborhood
13 aspect and charm.

14 If this project was planned
15 further east along the north/south bulk
16 line of Yonkers I would think that the
17 25 story tower was strictly conceptual.

18 I wish that this team was doing
19 the Chicken Island site, it would be
20 wonderful. I think even the Greyston
21 Foundation building, which is in the
22 middle of the Philipse Manor Historic
23 District, will look better once it's
24 built because it's up against the bluff
25 on Broadway than this building will

1 Proceedings
2 Let me start by saying that I
3 applaud Ken's team in what they are
4 attempting to do with downtown Yonkers
5 and its redevelopment.

6 I recently had the opportunity to
7 walk the site, take a look around and
8 talk to some of the people that live in
9 the other apartment buildings along the
10 river there, and after that quite
11 honestly it raised some concerns. I am
12 sure they could be addressed. I am
13 sure they could be fixed, but I
14 certainly think they need to be thought
15 very seriously.

16 One of my concerns is the, just
17 the width of Buena Vista. I mean you
18 are looking at a street or an avenue,
19 as they call it, that is relatively
20 narrow. I am not sure how you are
21 going to support a 25 story building
22 that is going to have 412 additional
23 residences in it.

24 I am further concerned about, as
25 Terry mentioned, the design of the

1 Proceedings
2 building, that I think if we were in
3 downtown Manhattan it might be great,
4 but a building of that scope, 25
5 stories and all that glass, I don't
6 really think it's appropriate for what
7 we're trying to do with the
8 preservation of our city.

9 If you will take a look at the
10 trolley building, if you take a look at
11 some of the other homes that are on
12 that street I am sure we can come up
13 with a design that is a little bit more
14 in tune to the existing architecture,
15 and I am also a little concerned about
16 occupancy rates.

17 In talking to some of the
18 residents in the other buildings,
19 occupancy rates are relatively low,
20 somewhere in the area of 50 percent.
21 That is an informal number, just
22 talking, as I said, to residents, so I
23 would love to know what they're going
24 to do to ensure that a good portion of
25 those 412 residences are filled.

1 Proceedings
2 turned into residential space.
3 Those are some of my concerns.
4 Thanks very much.

5 MR. KOZICKY: Thank you, Mr.
6 Papas.

7 MR. FINNIGER: Hello, my name is
8 John Finniger. I am at 62 Ashton Road,
9 I am an architect and I had occasion to
10 review the material that they had on
11 the web site that was put up including
12 their plans and their whole process and
13 I have some concerns as well.

14 Coming from a architect's point of
15 view, obviously I am interested in good
16 design and good development and I don't
17 necessarily want to critique somebody's
18 architecture because they will critique
19 mine, but the point is context.

20 Last fall during the elections we
21 had a neighborhood meeting and some
22 representatives of this same group came
23 and met with our local neighborhood to
24 present this, and so I have seen a lot
25 of this stuff several months ago and

1 Proceedings
2 The last thing we need is another
3 bunch of empty buildings in downtown
4 Yonkers.

5 I am further concerned about, it's
6 been addressed before, the height of
7 the building. At 25 stories, I think
8 that it takes up, it almost becomes a
9 barricade to what is behind the
10 building or on the land side. You
11 can't see around it. I think that
12 coming up with a design that is a
13 little bit smaller, maybe a little bit
14 longer, more linear, so to speak, might
15 be more prudent.

16 And then finally, if occupancy
17 rates don't meet what is expected, I
18 certainly would like to know what the
19 plan is. Has the developer had the
20 opportunity to think about some type of
21 hotel/residential type of building
22 where a portion of it is a downtown
23 Yonkers hotel, you know, a Hyatt, a
24 Marriott, something like that, and
25 other portions of the building would be

1 Proceedings
2 had time to think about it.

3 The question that I asked then is
4 the same question that I ask now, and
5 that is context. You do have, as we
6 have been talking about, a large 25
7 story tower located high up on the
8 bluff. You have a mass of glass that
9 doesn't really fit with the
10 neighborhood, and I know sometimes you
11 say glass reflects things around and so
12 it hides itself a little bit more, but
13 by the same token it's a big massive
14 building sitting out among a bunch of
15 smaller ones, and I really don't think
16 there has been a context thought about
17 as to-- it's been rather motivated by
18 obviously an economic return because
19 you need a certain volume to produce
20 whatever money you want to produce out
21 of that, but there may be another site
22 that's better for such a structure.

23 This particular one I don't
24 believe warrants having a 25 story
25 glass tower.

1 Proceedings

2 There is also the issue as the
3 other gentleman mentioned about an
4 additional 350 to 400 to 500 cars
5 driving down a relatively narrow
6 street, one where there is traditional
7 double parking up and down Buena Vista
8 because I drive down there to get into
9 the downtown area myself and I know
10 what I am talking about in that
11 respect, so I would ask the Planning
12 Board to seriously look at these
13 particular issues as they relate to
14 this structure either in the form of
15 modifying the design they have so it's
16 not such a large tower or perhaps
17 relocating in another location. Thank
18 you.

19 MR. KOZICKY: That you. By the
20 way, we did receive your e-mail as
21 well. I thought it was very well put
22 together and hit a lot of points that
23 we certainly will be looking into.
24 Thank you.

25 The next speaker.

1 Proceedings

2 MS. RYLANDER: Hello, I am Diedre
3 Rylander from 16 Cross Street. Hi. I
4 do have some comments. I will submit
5 more detail remarks in writing, but
6 just in going through the executive
7 summary I did have some questions.
8 Mostly they have to do with who is
9 going to pay for some of the
10 infrastructure improvements and the
11 height of the building and the
12 alternatives that were explored.

13 I notice that there would need to
14 be a lease agreement with geothermal
15 wells that would be under the sidewalk,
16 so it does state that the agreements
17 would be determined during the SEQRA
18 process, so I am just wondering who is
19 responsible for determining those lease
20 agreements with the applicant.

21 In addition, I have had a question
22 about the trapped soil vapor. I know
23 that the Brownfield study revealed
24 there was some vox or some other
25 potential dangerous gases from the

1 Proceedings

2 contamination from the garage which is
3 one of the buildings that is going to
4 be demolished, so I am wondering if
5 there are other ways to dissipate the
6 vapor, particularly under Teutonia Hall
7 as opposed to a total demolition of the
8 building and whether those were
9 explored.

10 Another question that I had was
11 about the data that was collected for
12 the storm water. It indicates that a
13 design manual was used and that the
14 runoff volume would not be expected.
15 The total required storage volume of
16 the system would be 196,922 gallons,
17 and that they would have a 200 thousand
18 dollar-- 200 million gallon capacity
19 system. It probably talks more than
20 200 thousand dollars, and I am just
21 wondering, the year the data was
22 collected for the hundred year storm,
23 because as we know from this miserable
24 winter weather there have been changes
25 and storms have been occurring more

1 Proceedings

2 frequently and there likely will more
3 storm runoff.

4 I like the design of the storm
5 water being reused for the garden. I
6 think that is a great innovation for
7 this development.

8 The other question I had had to do
9 with the storm water and sanitary
10 sewer. I believe in regard to the SFC
11 project there was a lot of discussion
12 about the required infrastructure, and
13 these sewers were going to be separated
14 in the downtown.

15 This project is referring
16 specifically to a combined 18 inch
17 sanitary storm water sewer so I am just
18 wondering if there were also
19 discussions about separating those
20 sewers as part of this project because
21 my impression from the SFC project, the
22 whole downtown was going to be revamped
23 for that.

24 I was a little confused about the
25 number of new pipes that would be

1 Proceedings
2 provided to the building. At one point
3 it says there is a dedicated fire water
4 pipe and there is also going to be a
5 new 12 inch water line. I am wondering
6 who will be paying for those new lines,
7 if it's going to be the city, if it's
8 going to be the developer because they
9 obviously will be installed off the
10 actual site.

11 Another question that I had had to
12 do with the storm water, not the storm
13 water but the sewer treatment facility
14 which according to this and according
15 to every new project, the Westchester
16 County Ludlow treatment plant always
17 has enough capacity for any new
18 project, but my understanding is that
19 they are operating on a temporary
20 overflow permit, and I am just
21 wondering if people are thinking about
22 the fact that supposedly there is this
23 30,000 capacity, 30,000 gallon extra
24 capacity, but if every single developer
25 says they will be using that extra

1 Proceedings
2 weather. That is something that maybe
3 there should be a consultation with the
4 Audubon Society or the State Coastal
5 Resources Office, and apart from that,
6 I was disappointed with the fact that
7 the alternatives, none of them proposed
8 a smaller residential structure, you
9 know, smaller than 412 units, and I
10 believe the rational for that was that
11 it could not be, you know, cost
12 effective with fewer than that number
13 of units, so it sort of puts in you a
14 box in a way because then the
15 alternatives, that alternative of
16 having a lower building looks
17 absolutely horrific, it looks like a
18 prison block because there is 412 units
19 being crammed into this gigantic
20 structure, so I would hope there would
21 be some flexibility on the number of
22 units that are being proposed so that
23 the plans could be perhaps a bit more
24 creative. Even the 25 story tower
25 right now, if you look at the view

1 Proceedings
2 30,000, I think it would be wise to
3 take a look at that more closely, and
4 it is such a wonderfully innovative
5 project with the garden and the storm
6 water management, but it might be, I
7 don't know, for this project but
8 certainly for future projects to figure
9 out a way of reducing the actual sewage
10 that is being generated by these
11 projects and ending up in that
12 treatment plant where we have neighbors
13 that have to live with the effects.

14 The size of the building I am
15 concerned about mainly because it's a
16 fly away, somebody else might have
17 spoke about this, the glass buildings,
18 I used to work in one of those glass
19 buildings and every spring and fall as
20 I went to work you would see these
21 migrating warblers lying dead on the
22 pavement in front of the building as
23 you were going and coming from work
24 because they can't differentiate the
25 glass building especially in foggy

1 Proceedings
2 facing-- looking head on at the Trolley
3 Barn it just looks like this looming
4 mass over the top of the Trolley Barn
5 and it's just very blocky, so maybe
6 there are some other design
7 alternatives that could be explored.

8 And finally, with the Teutonia
9 Hall, I am very pleased that there is a
10 proposal to save the facade. I would
11 be hopeful that there might be a way, a
12 cost effective way to integrate the
13 existing building into this design.

14 I know there is a previous
15 proposal before your Board, actually,
16 about four or five years ago where they
17 were going to keep the building
18 integrated into a larger building but
19 it wasn't as large as this building, so
20 that's basically my comments for now.
21 Thank you.

22 MR. KOZICKY: Thank you, Ms.
23 Rylander. The next speaker.

24 MR. KOZLOWSKI: Mr. Chairman,
25 members of the Board, my name is Joseph

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2 Kozlowski from the Friends of the Old
3 Croton Aqueduct, and this project, I
4 guess, while not here for this
5 particular one, but since it is here
6 and it does impinge upon viewsheds
7 because of it being so large and the
8 past changes that have been happening
9 to our waterfront, we get invited to a
10 the lot of public meetings.

11 We come down from the library and
12 if you are looking down from the
13 library on the third floor you are
14 looking directly at an apartment
15 building. There are three stories
16 above that, so what we are doing with
17 the waterfront for our public spaces is
18 something that needs to be addressed.

19 I want to compliment the
20 developers on 66 main. We were also
21 invited there for a few events. That
22 building is terrific as far as how it
23 fits into the neighborhood and the
24 amenities that were offered to that
25 building. We would like to see

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2 something like this because people come
3 up from the city, they come up to see
4 Yonkers, they see or architecture, and
5 people from upstate come down the
6 railway because we do have a
7 spectacular view of the Palisades as
8 you see in this nicely restored council
9 room, so we would like to see that
10 maybe Teutonia Hall can be redone with
11 the Board's insight to make this a
12 better project rather than just
13 throwing up, you know, it looks like a
14 box, a rectangular box with really
15 nothing to it, so if they can use the
16 same imagination that they used with 66
17 Main on this Teutonia Hall, the same
18 way with the old Trolley Barn that was
19 done really well, so let's see if we
20 can with this Board maybe challenge the
21 developer to come up with a better
22 situation than what they are proposing
23 now. Thank you.

24 MR. KOZICKY: Thank you, Mr.
25 Kozlowski. Other speakers? If not, as

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2 mentioned, even after we close the
3 public hearing -- you are here to
4 speak, sir?

5 MR. GUERE: Yes.

6 MR. KOZICKY: Please step forward.

7 MR. GUERE: Thank you. Good
8 evening. MY name Michael Guere. We
9 would like to know how the project will
10 be built. Will it have the Apprentice
11 Law? Excuse me, will it have the
12 Apprentice Law attached that Yonkers
13 City Council has passed? Will it allow
14 the opportunity for residents of the
15 community of Yonkers work on this
16 project? And what role will organized
17 labor play in this project, and if we
18 do play a role, we would like to be a
19 part of the project to make it succeed
20 through many different ways like a
21 project labor agreement, you know, and
22 with our expertise we would like to
23 bring to the table, you know, to make
24 this benefit the City of Yonkers.
25 Thank you.

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2 MR. KOZICKY: Mr. Guere. Did you
3 leave an address or you represent a
4 group?

5 MR. GUERE: I represent the
6 Painter and Allied Trades Union, and
7 also I am a resident of Yonkers of 103
8 Empire Street.

9 MR. KOZICKY: Thank you.

10 MR. MR. GUERE: You're welcome.

11 MR. KOZICKY: Any other comments
12 or questions? Again, when we close the
13 public hearing tonight there still will
14 be an opportunity to present written
15 comments for the next 15 days through
16 the Bureau.

17 Lee, that would be submitted
18 through your office at 87 Nepperhan
19 Avenue?

20 MR. ELLMAN: Yes.

21 MR. KOZICKY: Okay. There being
22 no other comments tonight, I will
23 entertain a motion to close the public
24 hearing aspect of this item. So moved
25 by Ms. Lembo, seconded by Mr. Kiciuk.

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 2 All in favor indicate by saying
 3 aye.
 4 (A chorus of ayes.)
 5 MR. KOZICKY: Opposed nay? It
 6 passes unanimously. Thank you.
 7 Members of the Board, you heard all the
 8 concerns. We have the applicants here
 9 tonight, do you have any questions this
 10 evening? I know we are here basically
 11 to absorb a lot of the comments and to
 12 act on them, but any questions that you
 13 might have at this time before the
 14 applicant? Nothing at this time. I am
 15 sure we'll have plenty when we meet
 16 again.
 17 Mr. Ellman, any other action we
 18 need to take this evening on this item?
 19 MR. ELLMAN: No.
 20 MR. KOZICKY: That's it. I thank
 21 you very much for your attention.
 22 We'll move to the next item which
 23 is item number 17 which is a review and
 24 discussion of the proposed Nodine Hill
 25 Urban Renewal Plan and Master Plan

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 2 pursuant to General Municipal Law
 3 Article 15, Section 505 and General
 4 City Law Section 28A.
 5 The Department of Planning and
 6 Development is here as the
 7 representative for the proposal. Mr.
 8 Ellman.
 9 MR. ELLMAN: Thank you, Mr.
 10 Chairman. This is a matter of
 11 technical review. The Planning Board
 12 had reviewed and voted on both the
 13 Nodine Hill Urban Renewal Plan and
 14 Master Plan, and also the Ravine Avenue
 15 Area Urban Renewal and Master Plan.
 16 Our outside counsel who was
 17 reviewing the urban renewal actions in
 18 particular, was concerned that there
 19 were some typos in the urban renewal
 20 plans. There were figures mislabeled.
 21 There were urban renewal plan area
 22 names that were not consistent within
 23 the document. Those were fixed, but
 24 the largest technical fault was from
 25 Article 15 of the General City Law

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 2 which requires that the Urban Renewal
 3 Agency in Yonkers, the Urban
 4 Development Agency Board referred the
 5 action to the Planning Board and that
 6 the Planning Board take action within
 7 ten weeks of that referral.
 8 That was considered a significant
 9 problem, and we were directed to have
 10 the Planning Board rereview, reopen the
 11 public hearings and have a slightly
 12 different form of resolution than had
 13 been put together, so these were all in
 14 the nature of importance. The process
 15 is what the Board is responsible for
 16 but process and technical issues,
 17 nothing that changed the direction or
 18 meaning of anything in either of the
 19 plans.
 20 MR. KOZICKY: So basically the
 21 format of our resolution is found to be
 22 less than what they would have
 23 preferred?
 24 MR. ELLMAN: Timing between the
 25 referral, that was considered a fatal

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 2 flaw, the format of the resolution and
 3 some typos that were picked up.
 4 MR. KOZICKY: I just thought of
 5 this now. With the public hearings, we
 6 collected the green cards, were there
 7 any -- for notice purposes, was there
 8 any problem?
 9 MR. ELLMAN: We needed the green
 10 cards for the subdivision, for the
 11 Ridge Hill subdivision.
 12 MR. KOZICKY: Yes, that was
 13 collected.
 14 MR. ELLMAN: Yes. Surprisingly as
 15 large as that subdivision is, I believe
 16 we have six neighbors.
 17 MR. KOZICKY: So that doesn't come
 18 back to us later. That being the case,
 19 I will open the public hearing portion
 20 of item number 17 which is the Master
 21 Plan for Nodine Hill Urban Renewal
 22 Master Plan. Anyone here on that item
 23 to speak? Mr. Kozlowski.
 24 MR. KOZLOWSKI: Joseph Kozlowski,
 25 I am speaking for myself, a Yonkers