

PHILIP A. AMICONE
MAYOR

LEE J. ELLMAN, AICP
PLANNING DIRECTOR



87 NEPPERHAN AVENUE, ROOM 320
YONKERS, NEW YORK 10701-3892
914-377-6555
FAX 914-377-6552

PLANNING BUREAU
CITY OF YONKERS

SEQRA
LEAD AGENCY DETERMINATION/COORDINATED REVIEW
Buena Vista Avenue Teutonia Development
Yonkers, New York
October 16, 2009

The Yonkers Planning Board issues this notice for the purpose of determining lead agency pursuant to the requirements of the State Environmental Quality Review Act (SEQRA) and Part 617 (6NYRR Part 617), the Statewide implementing regulations pertaining to SEQRA. If no written objections are received the Yonkers Planning Board will assume lead agency 30 days after the date of this notice. This notice has been prepared pursuant to Article 8 of the Environmental Conservation Law.

Project Title: Buena Vista Avenue Teutonia Development

Project Location: 92 Main Street, 41 - 65 and 66 - 72 Buena Vista Avenue
Block: 511 Lots: 24, 25, 27 and Block: 512 Lots: 1, 11, 13, 15, 17, 21 & 23
City of Yonkers
Westchester County, New York

SEQRA Type: Type I Action

Project

Description: The proposed Buena Vista Avenue Teutonia Development includes a mixed use development of 412 new dwelling units, mechanical parking garage and rooftop hydroponic garden adjoining the existing 40-unit trolley barn development. The Trolley Barn building, previously converted to loft residential-live-work units, is a national register of historic places site. The new 412 units are proposed to be contained in a 25 story residential building.

The other significant element of the development is the proposed dismantling of the Teutonia Hall façade, a building of local historic interest, and the placement of the façade elsewhere on the site.

Additionally the project includes the rehabilitation of two frame dwellings on the east side of Buena Vista Avenue into multi-family structures. These dwellings are proposed for historic preservation quality rehabilitation.

Other factors in the project include the brown field clean up of the site.

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Contact Person: Lee J. Ellman, AICP
Planning Director
City of Yonkers Planning Bureau
87 Nepperhan Avenue, Suite 320
Yonkers, New York 10701
(914) 377.6558
FAX (914) 377.6552
Lee.ellman@yonkersny.gov

Involved Agencies:

Westchester County Department of Health
ATTN: Lenny Meyerson, Deputy Commissioner for Environmental Health

Westchester County Department of Planning
ATTN: David Kvinge, Director of Environmental Planning

New York State Department of Environmental Conservation
ATTN: Margaret Duke

City of Yonkers Landmarks Preservation Board
ATTN: James Letson, Chairman Pro Tem

Yonkers City Council
ATTN: Joan Deierlein, Clerk

Metro North Railroad
ATTN: John P. LaFond, Assistant Director of I & C

City of Yonkers Industrial Development Agency
ATTN: Ellen Lynch, President

New York State Affordable Housing Corporation
ATTN: Mr. Len Sedney

NYS Division of Housing and Community Renewal
ATTN: Barbara H. Wigzell, RA, Director, Environmental Analysis Unit

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or un-measurable. It is also understood that those who determine significance may have little or no formal knowledge of the environments or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one of which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.**
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Buena Vista Planned Urban Redevelopment ("PUR") Special Permit and Site Plan

Name of Action

Name of Lead Agency

Print or Type of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1 - PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION: Buena Vista Planned Urban Redevelopment ("PUR")		
LOCATION OF ACTION: Buena Vista and Hudson Ave, City of Yonkers, New York		
NAME OF APPLICANT/SPONSOR: Teutonia Buena Vista, LLC, Attn: Kenneth Dearden	BUSINESS TELEPHONE 914-410-9090 x 302	
ADDRESS: c/o Metro Partners, 92 Main Street		
CITY/PO Yonkers	STATE New York	ZIP CODE 10701
NAME OF OWNER (if different): Multiple Owners – see attached list of properties	BUSINESS TELEPHONE	
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION: The project sponsor, Teutonia Buena Vista LLC, proposes to construct a mixed use residential development in downtown Yonkers, NY. The project involves the redevelopment of vacant and or underutilized properties on either side of Buena Vista Avenue just south of Main Street and within the downtown waterfront area. The project proposes a 25-story (with additional 3 stories below grade), 412-dwelling residential building with parking garage and rooftop hydroponic garden. This multifamily building will be physically integrated with the adjoining Trolley Barn 40-unit multifamily residential building. In addition, two residential buildings at 66-72 Buena Vista Avenue will be rehabilitated to accommodate 8 two-bedroom dwellings with ancillary on-site parking. The overall site consists of 2.04 acres within the DW, CM and BR zoning districts (as per Yonkers GIS data) and would require, among other approvals, special permit approval to allow a Planned Urban Redevelopment ("PUR") and site plan approval.		

Please Complete Each Question - Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 2.04

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Bushland (Non-agricultural)	<u>0</u> Acres	<u>0</u> Acres
Forested / Early Successional Woodland (upland)	<u>0</u> Acres	<u>0</u> Acres
Agricultural (Includes orchards, cropland, pastures, etc.)	<u>0</u> Acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 or ECL)	<u>0</u> Acres	<u>0</u> acres
Water Surface Area	<u>0</u> Acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> Acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>1.78</u> Acres	<u>1.78</u> acres
Other (Indicate type) <u>Yard area</u>	<u>0.26</u> Acres	<u>0.26</u> acres

3. What is predominant soil type(s) on project site? Uf (Urban Land)

- a. Soil drainage: Well Drained 100 % of site Moderately well drained _____ % of site
 Poorly Drained _____ % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS

Land Classification System? Not applicable Acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is the depth to bedrock? Varies (0 to >8') (in feet)

5. Approximate percentage of proposed site with slopes: 0-10% 89 % 10-15% _____ %
 15% or greater 11 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? ~8.00 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to TMA biologists. Site is urban.
 Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations.)
 Yes No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreational area?
 Yes No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
 Yes No To be determined
15. Streams within or contiguous to project area: None
 a. Name of Stream and name of River to which it is tributary Site is proximate to the Hudson River
16. Lakes, ponds, wetland areas within or contiguous to project area: None
 a. Name _____ b. Size (In acres) _____
17. Is the site served by existing public utilities? Yes No
 a) If Yes, does sufficient capacity exist to allow connection? Yes No
 b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 2.04 _____
- b. Project acreage to be developed: 2.04 Acres initially; 2.04 acres ultimately.
- c. Project acreage to remain undeveloped 0 Acres.
- d. Length of project, in miles: Not Applicable (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed? _____ %
- f. Number of off-street parking spaces existing @6 ; proposed 581
- g. Maximum vehicular trips generated per hour 170 (ITE trip rate - pm peak hour - high rise apt. + low-rise apt.)
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	1	0	46	0
			(Trolley Barn = 40 dwellings and 2, 3-family dwellings)	

Buena Vista Planned Urban Redevelopment

Ultimately	0	0	460 (Trolley Barn - 40 dwellings; 412-dwelling unit multifamily building; 2 multifamily buildings totaling 8 dwellings)	0
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- i. Dimensions (in feet) of largest proposed structure 285' Height; 367' Width; 61' Length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? @757' ft. (both sides of Buena Vista Ave)
- 2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 cu yd Tons/cubic yards?
- 3. Will disturbed areas be reclaimed Yes No
 - a. If yes, for what intended purpose is the site being reclaimed? Property development and landscaping
 - b. Will topsoil be stockpiled for reclamation? Yes No None
 - c. Will upper subsoil be stockpiled for reclamation? Yes No
- 4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.26 Acres.
- 5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this project? Yes No
- 6. If single phase project: Anticipated period of construction? 12-24 Months
- 7. If multi-phased:
 - a. Total number of phases anticipated? NA (number).
 - b. Anticipated date of commencement phase 1 _____ Month _____ Year
 - c. Approximate completion date of final phase _____ Month _____ Year
 - d. Is phase 1 functionally dependent on subsequent phases? Yes No
- 8. Will blasting occur during construction? Yes No To be determined
- 9. Number of jobs generated during construction? 800 After project is complete: 25
- 10. Number of jobs eliminated by this project? 0
- 11. Will project require relocation of any projects or facilities? Yes No
If yes, explain _____
- 12. Is surface liquid waste disposal involved? Yes No
 - a. If yes, indicate type of waste (sewage, industrial, etc.) and amount. _____
 - b. Name of water body into which effluent will be discharged. _____
- 13. Is subsurface liquid waste disposal involved? Yes No
- 14. Will surface area of an existing water body increase or decrease by proposal? Yes No
Explain _____
- 15. Is project or any portion of project located in 100 year flood plain? Yes No
- 16. Will the project generate solid waste? Yes No
 - a. If yes, what is the amount per month 39.5 Tons
 - b. If yes, will an existing solid waste facility be used? Yes No
 - c. If yes, give name RESCO; location Peekskill, Westchester Co.
 - d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
 - e. If yes, explain _____
- 17. Will the project involve the disposal of solid waste? Yes No
 - a. If yes, what is the anticipated rate of disposal? _____ tons/month.
 - b. If yes, what is the anticipated site life? _____ years.
- 18. Will project use herbicides or pesticides? Yes No
- 19. Will project routinely produce odors (more than one hour per day?) Yes No
- 20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
- 21. Will project result in an increase in energy use? Yes No
If yes, indicate type(s) Electricity, heating fuels

22. If water supply is from wells, indicate pumping capacity NA Gallons/minute.
23. Total anticipated water usage per day 64,900 gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
 If yes, explain _____

25. Approvals Required:

		Type	Submittal Date
City Council	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PUR Resolution - Special Permit Urban Renewal Plan Amendment?	_____
City Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PUR Special permit and site plan	_____
City Zoning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Parking variance ?	_____
County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewer and water improvements	_____
Other Local Agencies			_____
Landmarks Preservation Board?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Reuse of Teutonia site	_____
Community Dev't Agency?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Urban Renewal Plan Amendment? Approval of building plans	_____
Local City Departments	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Water, Sewer, Road improvements	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Planning 239 review	_____
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC stormwater permitting	_____
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOS Uniform Code Regional Board of Review - variance ?	_____
Federal Agencies - FAA	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Review of Building Height?	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No
 If yes, indicate decision required:
 zoning amendment zoning variance (?) special use permit subdivision site plan
 new/revision of master plan resource management plan other _____
2. What is the zoning classification (s) of the site? DW, CM, BR (as per City of Yonkers GIS data)
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
Residential development permitted in the CM and DW district with PUR special permit - density to be determined - total of 460 dwelling units existing and proposed on the 2.04 acre PUR site
4. What is the proposed zoning of the site? Not applicable
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
Not applicable
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Residential, Commercial, Industrial, Vacant, Institutional, Mixed Use Residential/Commercial; DW, CB, CM, BA, BR, M, I
8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? Not applicable
 a. What is the minimum lot size proposed? _____
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
 Yes No
12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No Likely, to be determined

D. Informational Details

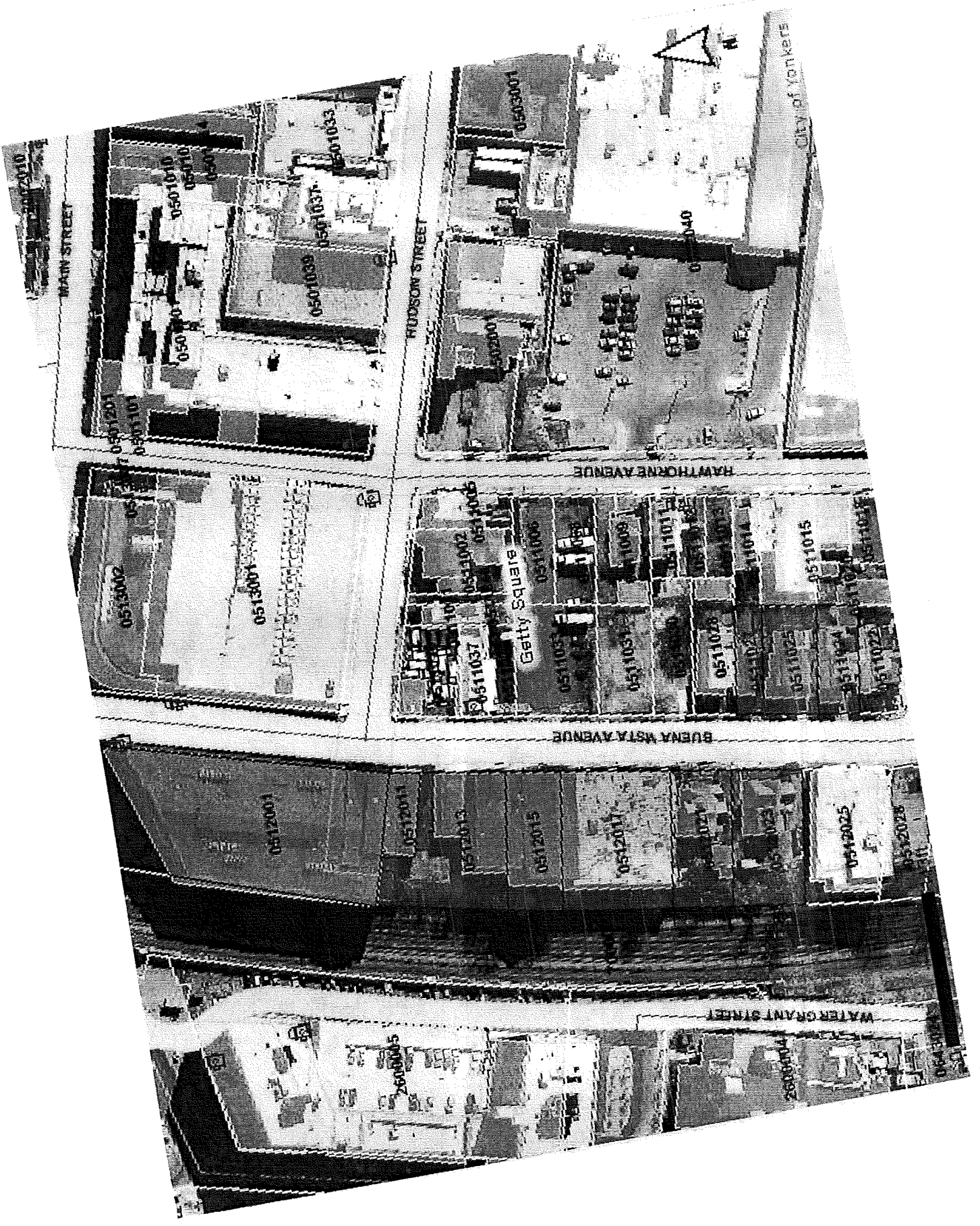
Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name TEUTONIA BUENA VISTA LLC Date 9/23/09
Signature Kenneth W. Deane Title: PARTNER

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



MAIN STREET

HUDSON STREET

HAWTHORNE AVENUE

BUENA VISTA AVENUE

WATERGRANT STREET

CITY OF YORKTOWN



0501201

0501101

0501010

0501039

0501037

0501033

0503001

0513002

0513001

0511037

0511002

0511006

0511009

0511011

0511013

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0511015

0511023

0511024

0511022

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Getty Square

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