



CITY HALL  
40 S. BROADWAY  
YONKERS, NY 10701

OFFICE OF THE YONKERS CITY COUNCIL

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**Draft SCOPING OUTLINE OF ISSUES TO BE ADDRESSED IN A DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS) FOR:  
LUDLOW STREET TRANSIT-ORIENTED DEVELOPMENT PLAN ADOPTION AND ZONING AMENDMENTS**

**Location:** Ludlow Street Corridor, City of Yonkers, Westchester County, New York (see attached map)

**Classification of Action:** Type 1 Action (see: NYCRR 617.4(b)(2): “the adoption of changes in the allowable use within any zoning district, affecting 25 or more acres of the district”; NYCRR 617.4(b)(5): “construction of new residential units that meet or exceed the following threshold: (iv) in a city, town or village having a population of greater than 150,000 persons but less than 1,000,000 persons, 500 units to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works; and NYCRR 617.4(b)(10) “any Unlisted action, that exceeds 25 percent of any threshold in this section, occurring wholly or partially within or substantially contiguous to any publicly owned or operated parkland, recreation area or designated open space”)

**Lead Agency:** City Council, City of Yonkers  
City Hall  
40 South Broadway  
Yonkers, NY 10701

**Scoping Meeting:** Tuesday, January 28, 2020, 6:30pm  
Yonkers City Hall  
40 South Broadway  
Yonkers, NY 10701

**Written Scoping Comments:** Written comments will be accepted by the Lead Agency until February 4, 2020

## **A. PROJECT DESCRIPTION**

### **Description of the Proposed Action**

In accordance with the State Environmental Quality Review Act (SEQR) and its implementing regulations (6 NYCRR Part 617), the City Council of the City of Yonkers (City Council), acting as lead agency, is preparing a Generic Environmental Impact Statement (GEIS) to evaluate areas of potential impact of proposed amendments to the Code of the City of Yonkers with respect to the mapping of existing and the establishment of new zoning districts to be mapped on portions of the Ludlow Street Corridor, from Riverdale Avenue to the Metro-North railroad tracks (east to west), and from O'Boyle Park to Pier Street (north to south). A Ludlow Street Transit-Oriented Development (TOD) Plan ("Ludlow Street TOD Plan" or "TOD Plan") has been drafted to study the existing conditions of the area, identifying assets, opportunities and constraints, as well as provide recommendations on zoning amendments. The objective of the proposed zoning is to create new residential and mixed-use development, create new jobs, and retain existing employment by promoting smart growth around the train station.

The GEIS will analyze the proposed amendments to the Zoning Ordinance (Yonkers Code Chapter 43) which include the creation of a mixed-use zoning district (L-MX) that would be mapped on most of the Ludlow Street Corridor area. The proposed amendments also include a new Height District map that will show allowable building heights throughout the Study Area. The following sections of the City Code will also be amended: Schedule of Principal Uses (Chapter 43), Schedule of Accessory Uses (Chapter 43) and Dimensional Standards (Chapter 43).

In addition to the generic rezoning action, the Proposed Action will also consider site specific components of two anchor developments proposed by the Ginsburg Development Companies (GDC), and referred herein as the "GDC Development Sites".

The larger redevelopment site, located within the study area, is identified as the "Downing Street Site". Approximately 520 residential units in two 140-foot buildings are proposed for construction on the 4-acre site. As part of the Downing Street Site development, two changes in the road network are proposed and analyzed in the DGEIS. The changes consist of the closure of a portion of Knowles Street (western end of Knowles Street to end at the parking garage of the Downing Street Site development) and the subdivision of private property along the west side of the Downing Street Site to connect Bridge Street to Downing Street. The Downing Street Site development will also require site plan approval from the City of Yonkers Planning Board.

Site specific components of a smaller redevelopment proposal by GDC, identified as the "Yonkers Parking Authority Site" or "YPA Site", are part of this DGEIS. The proposal consists in a redevelopment of an existing one-story commercial building into a four-story mixed-use building, for a total of 36 residential units and commercial space on the ground floor. This development site is located next to Ludlow Metro-North Station, by the northbound platform.

Under the proposed zoning amendments, the build-out analysis estimates approximately 800 residential units that could potentially be built in the next 10 years within the Study Area. As mentioned above, among the 800 potential new units contained in the build-out, approximately 520 are the units proposed by GDC for the Downing Street Site, and 36 units for the Yonkers Parking Authority Site.

Site plan specific approvals are required for each of the above-mentioned developments, as well as for any new development proposal within the rezoning area.

### **GENERIC ENVIRONMENTAL IMPACT STATEMENT (GEIS)**

As stated in the SEQR regulations, 6 NYCRR Section 617.10(a), a Generic EIS may be used to assess the environmental impacts of “an entire program or plan having area wide application...” As such, this Generic EIS will present a broader and more general set of analyses than a site or project-specific EIS. The Generic EIS will describe the Proposed Action, and will include assessments of specific anticipated impacts if such details are available. In some cases, the analyses will be based on conceptual information due to the comprehensive and prospective nature of the City Code amendments and its component parts. A GEIS of this nature is prepared when a proposed action represents a comprehensive program having wide application and defining a range of future projects in the affected area. This Proposed Action consists of Code amendments based on long-range planning efforts that reflect a city-wide perspective on the most appropriate uses within the Ludlow area. However, where known, site-specific information and analysis will be provided for the Downing Street Site and the Yonkers Parking Authority Site proposals.

The steps in preparing the GEIS include:

- Scoping – a process to elicit comments from involved and interested agencies and the public on the content and scope of the GEIS;
- Draft GEIS (DGEIS) – a document published by the City Council for public and agency review and comment;
- Public review – of at least 30 days, including a public hearing at which any individual, group, or agency may comment on the DGEIS;
- Final GEIS (FGEIS) – a document that responds to relevant comments made during public review of the DGEIS; an
- Findings Statement – a document prepared after the Final GEIS has been filed, that considers the relevant environmental impacts presented in the GEIS, weighs and balances them with social, economic and other essential considerations, provides a rationale for the City Council’s decision and certifies that the SEQR requirements have been met.

This Scoping Document is intended to inform involved and interested agencies and the public of the range of topics the lead agency intends to address in the DGEIS.

## **B. INVOLVED AND INTERESTED AGENCIES**

### **INVOLVED AGENCIES**

Under SEQR, the lead agency is responsible for coordinating the SEQR review process, as well as discretionary decision making regarding the Proposed Action. For the DGEIS, the City of Yonkers City Council is the lead agency. As lead agency, the Yonkers City Council is responsible for preparing a determination of significance, determining the scope and adequacy of the DGEIS, coordinating the preparation of the final GEIS, and preparing SEQR findings. The lead agency and the involved agencies have authority to fund, approve, or directly undertake some aspect of the Proposed Action.

- City of Yonkers City Council (Lead Agency)
- City of Yonkers Planning Board
- Yonkers Industrial Development Agency (IDA)
- Yonkers Community Development Agency (CDA)

### **INTERESTED AGENCIES**

Unlike an involved agency, interested agencies do not have the authority to fund, approve, or directly undertake some aspect of the Proposed Action. Instead, interested agencies may contribute relevant scoping topics, submit written comments during the DGEIS comment period, and comment on the DGEIS at public hearings. For this DGEIS, interested agencies include the following:

- City of Yonkers, Planning Board, Roman G. Kozicky, Chair
- City of Yonkers, City Engineer, Paul Summerfield, PE
- City of Yonkers, Traffic Engineering, Dominick Micka
- City of Yonkers, Water Engineer, Superintendent John Speight
- City of Yonkers, Department of Housing and Buildings, Commissioner Vincent Pici, PE
- City of Yonkers, Corporation Counsel, Matthew Gallagher, Esq.
- City of Yonkers, Department of Planning & Development, Commissioner Wilson Kimball
- City of Yonkers, Department of Public Works, Commissioner Thomas Meier
- City of Yonkers, Fire Department, Commissioner Robert Sweeney
- City of Yonkers, Police Department, Commissioner John Mueller
- City of Yonkers, Fire Department, Deputy Chief Christopher DeSantis, PE
- City of Yonkers, Chair of City of Yonkers Community Development Agency, Michael Spano, Mayor
- City of Yonkers, City of Yonkers Community Development Agency, Michael Spano, Mayor
- Westchester County Department of Planning, David Kvinge, Director of Environmental Planning

- Westchester County Planning Board, Chairman Richard Hyman
- Westchester County Department of Environmental Facilities, Commissioner Vincent F. Kopicki
- Westchester County Department of Transportation, Naomi Klein
- New York State Department of Environmental Conservation, Region 3
- New York State DEC, Albany, Division of Environmental Permits
- New York State DOT, Region 8, Mike Cotton, PE, Regional Traffic Engineer
- New York State Department of State, Office of Communities & Waterfronts, Denise Caldwell
- New York State Department of State, Division of Coastal Resources
- United States Army Corps of Engineers-New York District, Stacey Jensen
- Palisades Interstate Park Commission, James Hall, Superintendent
- Metro North Railroad, John P. LaFond, Assistant Director of I & C; Robyn Hollader; Susan Sarch, Esq.
- Yonkers Parking Authority, Gail Burns, Executive Director
- New York State Homes and Community Renewal, Commissioner RuthAnne Visnauskas
- New York State Housing Finance Agency

### **C. REQUIRED APPROVALS AND REVIEWS**

The DGEIS will identify and discuss all required approvals and reviews needed to adopt and implement the Proposed Action. The Proposed Action will require the following approvals and reviews:

#### *CITY OF YONKERS CITY COUNCIL*

Adoption of TOD Plan and amendments to the City Code, Chapter 43: Zoning

#### *CITY OF YONKERS PLANNING BOARD*

Recommendations to the City Council on the amendments to the City Code and development action; subdivision; site plan.

#### YONKERS INDUSTRIAL DEVELOPMENT AGENCY

Project Financing

#### YONKERS COMMUNITY DEVELOPMENT AGENCY

TOD Plan Sponsor

### **D. POTENTIALLY SIGNIFICANT IMPACTS TO BE ADDRESSED IN THE DGEIS (BASED ON EAF PARTS 2 AND 3)**

The City Council adopted a Positive Declaration on November 12, 2019 based on an Environmental Assessment Form (EAF) Parts 1, 2 and 3. The EAF Parts 2 and 3 identified that the Proposed Action may result in large to moderate impacts in the following categories: :

- Impact on Transportation:

- Potential increase in traffic volume traveling through some key intersections; and change in traffic patterns in the vicinity of the Downing Street Site.
- Impact on Infrastructure:
  - Potential for the Proposed Action to impact aging water and sewer infrastructure within the Study Area
- Consistency with Community Character:
  - Potential changes in community character due to changes in land use and bulk/height requirements.
  - Potential for additional public school children to put pressure on existing schools.
- Impact on Aesthetic Resources:
  - Potential for shadows and viewsheds.

## **E. SCOPE OF THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)**

This section describes the analysis and discussions that will comprise the DGEIS. As noted above, the DGEIS will present a broader and more general set of analyses than a site or project specific EIS, and the DGEIS will include assessments of specific anticipated impacts if such details are available. Where such details are lacking, the DGEIS presents qualitative estimations of impacts, and identifies analyses that will be required at the time individual projects are proposed.

The Ludlow Street Transit-Oriented Development (TOD) Plan was created to recommend zoning amendments for the Study Area that will encourage mixed-use development near the train station. The TOD Plan studied and described existing conditions in the area, assessed a build-out scenario, and provided recommendations to the City’s Zoning Code and Map. The DGEIS will analyze the potential impacts associated with adoption of the proposed amendments to the Zoning Code and Map. In addition, the DGEIS will also include site-specific analysis of the proposed 520-unit Downing Street Site and 36-unit Yonkers Parking Authority Site developments, where site-specific information is readily available.

The general framework of analysis is to: 1) study and describe the existing conditions in the area; 2) project these conditions to a future analysis year without the project (known as the “Build-out under Current Zoning”); 3) assess potential environmental impacts of the proposed City Code Amendments on that No Build condition (known as “Potential Impacts”); 4) present and evaluate potential mitigation measures to mitigate any significant adverse environmental impacts; and 5) assess potential environmental impacts of the proposed alternatives (see section 5.0).

The DGEIS will contain the elements required in SEQR 617.9(b) and the following information:

### **COVER SHEET**

The Cover Sheet will identify:

- (1) The report as a Draft GEIS

- (2) The Proposed Action and its location
- (3) The name, address and telephone number of the Lead Agency and contact person
- (4) The name, address and telephone number of the preparer of the DGEIS
- (5) The date of DGEIS submission and acceptance
- (6) Public hearing date and DGEIS comment period
- (7) Website where DGEIS and FGEIS will be posted, as required under state law

Following the cover sheet, a list (name, address and telephone numbers) of all sub-consultants involved in the project and a list of all interested and involved parties will be provided.

TABLE OF CONTENTS, indicating the chapters of the DGEIS and page numbers, as well as lists of exhibits, tables and appendices (if any).

## **1.0 EXECUTIVE SUMMARY**

- Brief description of the Proposed Action and how the action relates to future development actions and build-out under the proposed zoning amendments;
- Brief description of the Study Area, including the Downing Street Site and a discussion of how conditions affect and relate to the Proposed Action;
- Brief description of the Ludlow Street TOD Plan that will be adopted and served as a policy guide for the proposed zoning amendments;
- Brief description of the proposed Zoning Code and Map amendments;
- Brief description of the proposed Downing Street Site and the Yonkers Parking Authority Site development projects;
- Brief summary of the potential alternatives to the Proposed Action;
- Discussion of the potential adverse impacts of the Proposed Action;
- Brief summary of the identified mitigation measures and strategies to be performed as part of the Proposed Action in order to limit adverse environmental impact;
- List of all involved and interested agencies;
- List of the permits, approvals and reviews required to implement the Proposed Action; and
- Discussion of any community participation and public outreach that was conducted during the SEQRA process.

## **2.0 PROPOSED ACTION**

- 2.1 Project Location and Environmental Setting
- 2.2 Project History
- 2.3 Public Needs and Benefits
- 2.4 Public Involvement
- 2.5 Description of the Proposed Action
- 2.6 Build-Out Analysis of the Proposed Zoning Amendments
- 2.7 Involved and Interested Agencies
- 2.8 Required Reviews and Approvals

### **3.0 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION**

The analysis of potential impacts will include findings from analyses included in the Ludlow Street TOD Plan. These analyses will be conducted on a qualitative basis, unless quantitative data is readily available. The DGEIS will analyze categories not included in the TOD Plan in case such categories may trigger potential impacts as a result of the proposed Zoning Amendments. Identification and description of site-specific impacts related to the Downing Street Development Site and the Yonkers Parking Authority Site have been included under each chapter.

#### **3.1 Land Use, Zoning and Public Policy**

##### *3.1.1 Existing Conditions*

###### Land use

- Areawide: provide a description of existing land use conditions; Utilize maps and ground photos as appropriate.
- GDC Development Sites: provide a description of existing uses on the development site, including ground photos.

###### Zoning

- Areawide: provide a description of existing zoning, existing mismatches between zoning and uses on the ground, current market trends for similar areas, including brief description of the recent Yonkers downtown zoning amendments. Maps and tables will be used as appropriate.
- GDC Development Sites: provide a description of current zoning on the parcels where the future residential development is proposed.

###### Public Policy

- Areawide + GDC Development Sites: provide a summary of the relevant objectives listed in the Yonkers Comprehensive Plan (2000), Hudson River Valley Greenway Link Study (2014), Rezoning for Downtown Yonkers Visioning Study (2010), Westchester 2025, The Greenprint for a Sustainable Future (2005), Hudson River Critical Environmental Area to ensure compatibility with the Proposed Action.

##### *3.1.2 Potential Impacts*

###### Land use

- Areawide: describe changes in uses, scale and density; discuss potential conflicts due to changes in uses; utilize maps and tables as appropriate; acquisition of riverfront park.
- GDC Development Sites: describe changes in uses, scale and density; utilize maps and tables as appropriate.

###### Zoning

- Areawide + GDC Development Sites: provide an analysis of the impacts of the Proposed Zoning Code Amendments, including the potential residential development (build-out assumption of 800 units) in the next 10 years and change in commercial uses.

## Public Policy

- Areawide + GDC Development Sites: provide an assessment of the Proposed Action's compatibility with the following plans and policies: Yonkers Comprehensive Plan (2000), Hudson River Valley Greenway Link Study (2014), Rezoning for Downtown Yonkers Visioning Study (2010), Westchester 2025, The Greenprint for a Sustainable Future (2005), Hudson River Critical Environmental Area, the Yonkers Green Buildings Code (Chapter 50 of the City Code).

### *3.1.3 Mitigation Measures*

- To be determined, if necessary.

## **3.2 Visual and Community Character**

### *3.2.1 Existing Conditions*

- Areawide: describe existing character of the area; describe existing shadow conditions; and describe existing noise conditions in the area.
- GDC Development Sites: describe existing conditions of the site.

### *3.2.2 Potential Impacts*

- Areawide: describe scale of potential build-out as result of zoning amendments; viewshed analysis for the Ludlow Street corridor; assess the introduction of new shadows in the area; provide qualitative discussion of noise levels on new sensitive receptors near the railroad; describe potential for new riverfront park.
- GDC Development Sites: provide rendering of massing of proposed buildings, and identify shadow impact on surrounding sites; shadows on nearby O'Boyle Park, school. Assess potential for short-term construction impacts.

### *3.2.3 Mitigation Measures*

- Addition of new open space; temporary construction impacts to comply with all City and State regulations.

## **3.3 Transportation**

### *3.3.1 Existing Conditions*

- Areawide: provide a description of existing roads in the area and their current capacity; provide traffic study for No Build scenario and for With Action scenario (build-out 800 units); identify sensitive intersections; provide trips generation data for the area; describe current public transit options and pedestrian connections; describe existing parking conditions and provide parking inventory of public on-street and off-street parking in the area; and identify and describe public transit assets.
- GDC Development Sites: provide trip generation for the specific number of units proposed by the development; provide description of planned vehicles circulation and access to the site, both for vehicles and pedestrians; and describe location and number of parking spaces.

### *3.3.2 Potential Impacts*

- Areawide: Additional residential and commercial uses allowed under the Proposed Action could lead to increased traffic volumes; lack of parking spaces; increased wait time at signals; increases in pedestrian activity; and increases in demand for public transit. An assessment of potential transportation impacts will be provided.
- GDC Development Sites: An analysis of potential traffic, parking and transit impacts related to the Downing Street Site will be provided. Changes in the proposed road network in the vicinity of the Downing Street Site will also be analyzed.

### *3.3.2 Mitigation Measures*

- Signal optimization; redistribution of traffic to less congested roads; changes in traffic circulation; Metro-North station improvements; and opportunities for alternative parking strategies.

## **3.4 Community Facilities and Services**

### *3.4.1 Existing Conditions*

- Identify existing community facilities within the study area and surroundings, including police, fire protection, emergency services, schools, open space and recreation.

### *3.4.2 Potential Impacts*

- Assess increase in emergency calls and requests for fire and police protection services; increase in school enrollment; increase in open space usage; and potential for creation of riverfront park.

### *3.4.3 Mitigation Measures*

- Creation of new open space.

## **3.5 Socioeconomics**

### *3.5.1 Existing Conditions*

- Provide an overview of current socioeconomic and demographic conditions in the study area and surroundings; and describe current market trends.

### *3.5.2 Potential Impacts*

- Areawide: provide a qualitative estimate of the economic impacts of the implementation of the Proposed Action; and describe tax and fiscal impacts. Provide qualitative assessment of any potential for impacts related to displacement of residents and businesses and gentrification to occur as a result of the proposed zoning amendments.

### *3.5.2 Mitigation Measures*

- To be determined, if necessary.

### **3.6 Utilities, Infrastructure, and Stormwater and Floodplain Management**

#### *3.6.1 Existing Conditions*

##### Power and Communication Infrastructure

- Describe existing electricity service and identify existing issues in the electricity supply (brownouts, outages, etc.); describe location and condition of TV cable, internet, and telephone wires.

##### Water

- Describe existing infrastructure conditions and capacity; identify location of water infrastructure with maps.

##### Sewer

- Describe existing infrastructure conditions and capacity; identify combined sewer outfalls; identify location of sewer infrastructure with maps.

##### Stormwater and Floodplain Management

- Describe existing stormwater infrastructure; identify areas included in 100-year and 500-year floodplain;

##### Sea Level Rise

- Identify any area that may be subjected to sea level rise.

#### *3.6.2 Potential Impacts*

- Power and Communication Infrastructure Describe potential impacts in the grid due to increase electricity demand.

##### Water

- Describe status of infrastructure and identify potential impacts due to capacity and/or aging infrastructure (whether it is possible to assess age/condition).

##### Sewer

- Describe status of infrastructure and identify potential impacts due to capacity and/or aging infrastructure (whether it is possible to assess age/condition).

##### Stormwater and Floodplain

- Describe stormwater runoff increase due to new development; identify potential impacts in low-lying areas.

##### Sea Level Rise

- Identify any area that may be subject to sea level rise.

#### *3.6.3 Mitigation Measures*

- Describe any opportunities to separate sewer from stormwater; Yonkers Green Building Code to apply to this area; identify other green infrastructure best management practices (BMP), and opportunities for above-ground wires upgrades/undergrounding/cleanup.

### **3.7 Hazardous Materials**

#### *3.7.1 Existing Conditions*

- GDC Development Sites (Downing Street Site): summarize existing conditions from the Phase I Environmental Site Assessment (ESA) performed on the site.
- Areawide: review of NYS Department of Environmental Conservation (DEC) database to identify other hazardous waste sites, remedial sites, spill incidents, and major oil/chemicals storage facilities existing in the area.

#### *3.7.2 Potential Impacts*

- GDC Development Sites (Downing Street Site): summarize findings from the Phase I and recommended strategies to address potential impacts due to site contamination.
- Areawide: discuss potential impacts related to hazardous materials in the area.

#### *3.7.3 Mitigation Measures*

- GDC Development Sites (Downing Street Site): pursue application of NYSDEC Brownfield Cleanup Program by GDC; site cleanup prior to redevelopment.

### **4.0 OTHER ENVIRONMENTAL IMPACTS**

#### *4.1 Unavoidable Adverse Environmental Impacts*

Provide a list and brief descriptions of those adverse impacts described and discussed in greater detail elsewhere in the document that cannot be avoided.

#### *4.2 Irreversible and Irretrievable Commitment of Resources*

Identify those natural and human resources to be substantially consumed, converted or made unavailable for future use as a result of the Proposed Action.

#### *4.3 Growth-Inducing, Cumulative and Secondary Impacts*

Growth-inducing aspects of a project include its direct and indirect effects that promote additional/secondary/spin-off development in the area. The nature of such anticipated growth as related to the Proposed Action will be described, and the impacts of significant potential growth will be assessed. Cumulative impacts are the potential impacts of a Proposed Action taken in conjunction with those of other active or anticipated nearby development projects or the overall combined effect of numerous potential impacts.

#### *4.4 Effects on the Use and Conservation of Energy*

Provide a discussion of those aspects of the Proposed Action that would contribute to an increase in energy use, as well as potential options for energy conservation.

### **5.0 ANALYSIS OF ALTERNATIVES**

#### *5.1 Alternative 1: No-Action Alternative: Existing Conditions*

Evaluate the scenario where the status of existing land use remains unchanged.

5.2 *Alternative 2: North Side of Pier Street Included in the Mixed-Used Zoning District (between Bridge Street and Hawthorne Avenue)*

5.3 *Alternative 3: Lower-Density Alternatives*

5.3.1 *Mixed-Use District Maximum Allowable Height 55 Feet (5 Stories)*

5.3.2 *Mixed-Use District Maximum Allowable Height 30 Feet (2-3 Stories)*

5.4 *Alternative 4: Ludlow Station Area Alternatives*

Evaluate the scenario that includes: MTA improvements to Ludlow station and Abe Cohen Plaza redesign options.

## **6.0 SUBSEQUENT SEQR ACTIONS**

- Describe future actions necessary for site specific development should a parcel apply for development. For example, any new development proposed within the study area will need to comply with SEQR, including, but not limited to, the preparation of an Environmental Assessment Form (EAF) for site-specific review.
- Additionally, future developments within the study area that exceed the framework analysis of this DGEIS (build-out assumption of 800 units), will require a re-evaluation of this GEIS.

## **F. ISSUES NOT INCLUDED IN THE SCOPE**

- **Natural Features**  
The study area is comprised of developed urban land. There are no natural habitat areas within the study area. The Hudson River does contain Threatened and Endangered Species, as well as critical habitat; however, the proposed rezoning does not include any land area adjacent to the Hudson River and will have no impact on any habitat or species located within the river. Further, the Downing Street Development Site is a vacant, formerly developed site located to the east of the Metro North Railroad tracks and redevelopment of such site would not impact the Hudson River or result in the loss of any natural area.
- **Air Quality**  
The Proposed Action does not require federal or state air quality permits, nor would it result in any significant increases in air pollution emissions. The proposed Zoning Amendments will rezone land currently zoned Industrial to allow for multi-family residential. This change in land use has the potential to result in decreases in point source air emissions as fewer industrial uses will be permitted in the future.
- **Cultural and Historic Resources**  
The study area is located area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory; however, the study area is comprised of developed urban land and any new development would take place in areas that were previously disturbed. No other historic resources are included in the study area.

Other possible issues not included in the scope may be added after the scoping session.

**GEIS APPENDICES**

- a) Ludlow Street TOD Plan
- b) Proposed Zoning Draft
- c) GDC Development Plans
- d) EAF Part I, II, and III and Positive declaration
- e) Scoping Document
- f) Traffic and Parking Data

