Name of Project: Austin Avenue Multi-Use Development Proposed Zoning Ordinance and Map Amendments

Project Location: Stew Leonard Drive, Sprain Road, and Austin Avenue

SEQRA Classification: Type I

Lead Agency: City of Yonkers Planning Board
87 Nepperhan Avenue
Room 320
Yonkers, NY 10701

Lead Agency Contact: Lee J. Ellman, Planning Director

Scoping Distribution List: Located at end of this document.

Scoping Adoption by Lead Agency: April 10, 2013
PROPOSED ACTION

The applicant proposes amendments to the Zoning Ordinance and Zoning Map of the City of Yonkers, for a property consisting of eleven (11) separate parcels totaling 74.85 acres which is currently zoned I District, IP District and CM District. The parcels are contiguous, except where separated by roads and County IDA, and the majority of the properties are located adjacent to Stew Leonard Drive, Sprain Road, and Austin Avenue. The property is proposed to be rezoned to the Planned Multi-Use District ("PMD District"). Additional properties of 3.6 acres and 1.6 acres may be provided by the County IDA which will also be redesignated from IP District to PMD District.

The property includes the existing Costco Wholesale, Home Depot and Stew Leonard's stores, the existing Stew Leonard Drive right-of-way, Austin Avenue right-of-way, and vacant, developable and undeveloped land.

If the site is rezoned the Applicant proposes to develop approximately 255,000 square feet of additional retail space and a residential apartment community having approximately 400 units. Each component of the project will be subject to site plan approval from the Yonkers Planning Board. It is anticipated that a passive park with a trail system will also be provided in the northeastern portion of the site.

The project is not a permitted use in the I District, the IP District or the CM District, but is permitted in the Planned Multi-Use District ("PMD District") of the City. Accordingly, the Applicant seeks amendments to the Zoning Ordinance and the Zoning Map to: (i) amend the "PMD District" regulations to reduce the required acreage of tracts eligible for classification as PMD District from 80 acres to 70 acres; and (ii) re-designate the site properties from the I District, IP District and CM District to a PMD District.

POTENTIAL SIGNIFICANT ADVERSE IMPACTS

This Supplemental Draft Environmental Impact Statement will address the potential impacts of the proposed Austin Avenue Multi-Use Development Proposed Zoning Ordinance and Map Amendments.

Potential significant adverse impacts relate to vehicular traffic, public transportation, air quality, noise, aesthetics and lighting impacts, community character, topography and soils, wildlife and vegetation, historical and archeological resources, water supply and sanitary sewer, groundwater impacts, stormwater runoff and fiscal impacts related to the proposed zoning ordinance and map amendments.
GENERAL GUIDELINES

1. The primary goal of scoping is to identify the potentially significant adverse impacts related to the proposed action that are to be addressed in the SDEIS, including the content and level of detail of the analysis, the range of alternatives, the mitigation measures needed and the identification of nonrelevant and insignificant issues. This SDEIS will address all components of the Proposed Action, including but not limited to the information needed to evaluate the various permits and approvals required to implement the Proposed Action.

2. The SDEIS is intended to convey general and technical information regarding the potential environmental impacts of the proposed project to the City of Yonkers Planning Board (as Lead Agency) as well as to other agencies involved in the review of the proposed project. The SDEIS is also intended to convey the same information to the interested public.

3. The SDEIS will include all items in this Scoping Document and will generally conform to the format outlined in this document. Each impact issue (e.g., air, traffic, etc.) will be identified and presented in a separate subsection which includes: (1) a discussion of existing conditions; (2) potential significant impacts associated with the Proposed Action; and (3) measures designed to mitigate the identified impacts.

4. The SDEIS shall contain objective statements and conclusions of fact based upon technical analyses. Narrative discussions shall be accompanied by appropriate maps, tables, charts graphs, and/or figures that illustrate and support the narrative. All graphics shall be of sufficient size and quality to be legible. Full size plans should be at a scale no smaller than 1” = 100’ and where necessary shall be at a larger scale sufficient to convey the detail required by the subject of the plan. All subjects covered in the SDEIS shall be fully described in the narrative and illustrated graphically where appropriate. Site plans and maps shall include adjacent properties, neighboring uses and structures, roads, landforms, wetlands, streams and water bodies. Information shall be presented in a manner that can be readily understood by the public. Efforts should be made to avoid the use of technical jargon.

5. The project should be designed to avoid potential adverse environmental impacts. However, where adverse environmental impacts cannot be avoided, discussions of mitigation measures shall clearly indicate the impacts to be mitigated, the mitigation measures that have been incorporated into project plans, and measures that may mitigate impacts but have not been incorporated into project plans. Mitigation measures that are not incorporated into the Proposed Action should be discussed as to why the applicant considers them unnecessary. The document and any appendices or technical reports should be written in the third person (i.e., the terms “we” and “our” should not be used). The applicant’s conclusions and opinions, if given, should be identified as those of “the applicant.” The entire document should be carefully checked to ensure consistency with respect to the information presented in the various sections, as well as for spelling, grammar and word usage.
7. The SDEIS shall contain an analysis of environmental impacts in the subject areas outlined below and an identification of any significant adverse environmental effects that cannot be avoided if the proposed project is implemented. Information for each of the subject areas shall be provided in individual chapters describing existing conditions, conditions in the future without the proposed project (the “No Build” condition), how the project is designed to avoid potential impacts, the potential impacts of the proposed project, and mitigation measures for any significant adverse impacts identified. Each chapter shall include a brief introduction identifying the major topics to be considered, relevant methodology used, and thresholds for determining if significant adverse impacts will result.

8. The level of detail provided shall be sufficient to ensure that the SDEIS will be adequate to support the SEQRA findings of all Involved Agencies and shall include all existing and any pending Federal, State and local rules and regulations which may impact the project.

9. Any assumptions incorporated into the assessment of an impact shall be clearly identified. In such cases, the “worst case” scenario analysis shall be identified and discussed.

SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT CONTENT

I. INTRODUCTION MATERIAL

A. Cover Sheet

The SDEIS will be preceded by a cover sheet that identifies the following:


2. Title of the Proposed Action: Austin Avenue Multi-Use Development, Proposed Zoning Ordinance and Map Amendments.

3. Location: Stew Leonard Drive, Sprain Road and Austin Avenue, City of Yonkers, Westchester County, New York as well as the tax map designation of all properties that are part of the subject site.

4. Name, address and phone number of the lead agency, and name of contact person:

   Lead Agency: City of Yonkers Planning Board

   Contact Person: Lee J. Ellman
   Planning Director
   87 Nepperhan Avenue
5. The name and address of the Project Sponsor (a/k/a “the Applicant”) and the name and telephone number of a contact person representing the Applicant: Morris Builders, L.P.

6. The name and address of the primary preparer(s) of the SDEIS, and the name and telephone number of a contact person representing the preparer(s): Richard J. Pearson, PE, PTOE, John Meyer Consulting, PC.

7. Date of acceptance of the SDEIS: [Note: Specific calendar date to be inserted later]

8. Deadline by which comments on the SDEIS are due: [Note: Specific calendar date to be inserted later]

B. List of Consultants Involved With the Project

The names, addresses and project responsibilities of all consultants involved with the project will be listed.

C. Table of Contents

All headings appearing in the text will be presented in the Table of Contents, along with appropriate page numbers. In addition, the Table of Contents will include a list of figures, a list of tables, a list of appendices and a list of additional DEIS volumes, if any.

D. List of Maps and Tables

II. EXECUTIVE SUMMARY

The SDEIS will include an executive summary. The executive summary will include information found elsewhere in the main body of the SDEIS and will be organized as follows:

A. Brief description of the Proposed Action.

B. Brief history of the project site; description of projects, environmental impact statements and litigation history of the site.

C. Summary of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the SDEIS.
D. Summary description of the project alternatives considered in the SDEIS.

E. List of Involved Agencies and required approvals and/or permits.

III. DESCRIPTION OF THE PROPOSED ACTION

A. Project Overview and Description of the Proposed Action.

B. Site Description

This section will include a description of the following:

1. Regional and city site location, acreage, zoning and tax map designations.

2. Frontage and access, including area roads.
   a. Ownership status of Stew Leonard Drive.
   b. Discussion of closure of Austin Avenue.

3. Description of existing site development and relation of the proposed development permitted by the proposed zoning ordinance and map amendments to the existing development. Description of surrounding neighborhood and relation of proposed development to existing neighborhood.

4. Description of the comprehensive history of the project site, including any and all prior uses and previous development proposals and prior zoning changes is to be presented. The stage at which each previous development proposal was abandoned (e.g., no official application submitted, application withdrawn before decision, application denied, etc.) is also to be indicated.

5. A detailed description of the recent history of development that has occurred on adjacent parcels that are owned or controlled by the applicant and/or its associated entities is to be provided.

6. A detailed description of the adjacent parcels owned or controlled by the applicant and/or its associated entities that currently are undeveloped, significantly under-developed, or under-utilized are to be identified and described.

7. Description of existing site users.

C. Project Development Data

This section should include the following data:
1. Detailed description of the project components including proposed zoning ordinance and map amendment, and the proposed project including addition of square footage by use, building and total number of parking spaces, as well as building configuration. Detailed description of a project which would be buildable as-of-right or under a special use permit in accordance with the site’s current zoning.

2. Project Tax parcels and ownership:
   a. Current parcels.
   b. Potential additional parcels.

3. Vehicular access and circulation modifications:
   a. Exterior access to site; traffic control devices.
      (1) Based on current parcels.
      (2) Including additional parcels.
   b. Interior circulation; traffic control devices.

4. Buildings and Architecture:
   a. Describe treatment of buildings and elevations based on current parcels.
   b. Describe buildings and elevations with additional parcels.

5. Traffic and Parking:
   a. Describe site traffic impacts and improvements.
      (1) Based on current parcels.
      (2) Including additional parcels.
   b. Describe parking improvements and calculation of parking requirements.

6. Infrastructure, stormwater management and utilities.

7. Easements and reapportionments.

8. Other Project Description Items
   a. Other elements of project design including retaining walls, landscaping,
lighting, sidewalks and passive park trails.

b. A discussion of how the Proposed Action will be designed (to the extent possible) to conform to the requirements of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™, the City’s prospective green development standards and/or other sustainability standards will be included, as well as a discussion of the potential use of green building technologies to meet these requirements.

9. Additional development potential of the site.

IV. PURPOSE AND NEED FOR THE PROPOSED ACTION

A. Project Background and History

1. Describe history of project site. Describe earlier projects, EIS’s and litigation and settlements at the site. Describe tax and PILOT history of the site.

B. Need for the Project

1. Describe from a regional, local, neighborhood and site perspective.

2. To the extent possible, the needs analysis is to be based on similar projects that have been constructed in proximity to the project site and is to include existing demographic conditions in the City and region and any other information.

C. Objectives of the Project Sponsor

D. Benefits of the Proposed Action, including description of net economic benefits (after all expected economic incentives, tax reductions, PILOT negotiations and the like) to the City of Yonkers and Westchester County.

V. ENVIRONMENTAL ANALYSES

The SDEIS will include a discussion of the existing environmental conditions, potentially significant adverse or beneficial long or short term impacts of the proposed action and proposed mitigation measures for the following categories:

Definition of Proposed Action

All of the following analyses will be made for the proposed zoning ordinance and map amendments.

A. Land Use and Zoning

1. Existing Conditions
Land Use

a. Describe existing land uses of the Austin Avenue multi-use development and within one-quarter mile of the site boundaries (including the entirety of any neighborhood or homeowner’s association area bounding the one-quarter mile area) and generalized land use within one-half mile of the site boundaries.

b. Describe local and regional land use plans for the project area, and consistency of the proposed uses.

c. Describe any other major projects planned within the road corridors serving the site (Saw Mill River Road, Saw Mill River Parkway, Jackson Avenue/Fort Hill Road, I-95/NYS Thruway, Tuckahoe Road) based on existing approved or active applications to the City or the adjacent towns or villages (coordinated with Section VF2a of this scope).

Zoning

a. Describe existing mapped zone; applicable regulations of the current Zoning Ordinance.

b. Describe zoning of adjacent properties in the City of Yonkers and the Town of Greenburgh.

c. Describe proposed zoning. Explain, with the use of hypothetical case studies, how the proposed zoning would operate with project reviews.

d. Describe the locations where the PMD district is mapped in other parts of the City.

2. Potential Impacts

Land Use

a. Impact on adjacent land uses in the City of Yonkers and the Town of Greenburgh.

b. Cumulative impact of this project and other planned projects in the vicinity of the site and land use based upon existing applications to and building permits from the City.

c. Consistency with existing City comprehensive plan.

d. A discussion of the proposed project’s compliance or non-compliance with local land use and zoning regulations, as well as the Proposed Action’s
Zoning

a. Description of proposed zoning ordinance and explanation of why it is proposed. Include a table showing compliance of the project with the requirements of the proposed zoning ordinance and describe any variances required, if any.

b. Describe other properties within the City comprising a minimum of 70 acres in area as potential candidates for rezoning to the PMB District.

c. An analysis of why the existing zoning of the subject property is believed to be inappropriate and/or less desirable than the proposed PMB zoning is to be discussed.

3. Mitigation Measures

B. Soils, Topography and Geology

1. Existing Conditions

a. Description of topography of site with identification of source, i.e., topographic survey preparer.

b. Description of existing soil types (reference source) and subsurface conditions based upon soil survey information and soil boring logs. Soil information is to utilize the Soil Survey of Westchester and Putnam Counties or the Natural Resources Conservation Service (NRCS) National Cooperative Soil Survey.

c. Description of adjacent landfill.

d. Describe depth to ground water and any ground water issues related to adjacent landfill site.

e. Description of on-site rock based on soil borings.

f. Description of previous site work, excavation and blasting.

g. Description of proposed City of Yonkers steep slope ordinance and impact of adoption upon development, if proposed ordinance has not already been adopted.

2. Potential Impacts
a. Provide estimate of rock quantity to be removed and describe any on-site crushing, if proposed. If rock or soil is to be removed from site, traffic, noise, and air quality should be addressed in traffic, noise and air quality sections. If rock is to be crushed and re-used on-site, noise and dust controls should be addressed in noise and air sections.

b. Describe any required soil and slope stabilization measures.

c. Determine depth to groundwater and potential impacts.

d. Prepare a site-wide cut and fill analysis with description of impacts.

e. Prepare a grading plan.

3. Mitigation Measures

a. Short- and long-term erosion and sediment control plan, with identification of construction phasing, prepared in accordance with Westchester County Best Management Practices, New York Guidelines for Erosion and Sediment Control, and requirements of the New York State Department of Environmental Conservation (NYSDEC), the New York City Department of Environmental Protection (NYCDEP).

b. Mitigation for blasting or other rock removal methods including a blasting plan identifying no impact on the landfill, the Thruway, the NYCDEP Aqueduct and homes.

C. Vegetation, Wildlife and Wetlands

1. Existing Conditions

a. Description of condition of site.

b. Description of wildlife and site's value as habitat.

c. Description of existing vegetation, wildlife and wetlands, if any.

(1) A description of on-site vegetation supplemented by a review of NYSDEC information regarding species that potentially are present on the site.

(2) A species list for wildlife known or expected to be present on the subject property supplemented by a review of NYSDEC information.

2. Potential Impacts

b. Impact upon wildlife.

c. Vermin movement and extermination.

3. Mitigation Measures

a. Description of landscape plan.

   (1) The extent to which native vegetation would be used in the proposed landscaping plan (including, as applicable, the augmentation of areas of existing vegetation to be preserved, as well as replanting within the proposed limits of clearing) is to be described in specific terms (e.g., species, planting densities, planting locations, spatial extent, etc.).

b. Wildlife (deer) maintenance landscaping.

c. Vermin mitigation – natural and extermination.

D. Surface Water Resources

1. Existing Conditions

a. Existing surface water drainage patterns within the site.

b. Discharge points of existing stormwater runoff.

c. Analysis of off site/downstream stormwater systems and the final stormwater destination location.

d. Stormwater runoff quantity (The rate of stormwater runoff and stormwater routed through the site, and peak discharge rates for the 1, 10, 25, 50 and 100 year storms using an acceptable model).


2. Potential Impacts

a. Stormwater runoff quantity (the rate of stormwater runoff and peak discharge rates for the 1, 10, 25, 50 and 100 year storms resulting from the proposed conditions).

b. Stormwater runoff quality impacts on the site.
c. Impacts on off-site/downstream stormwater systems and final stormwater destination location.

3. Mitigation Measures

a. Conceptual Stormwater Pollution Prevention Plan and permanent improvements, including evaluation of "green," sustainable and/or best management practices.

b. Maintenance of the permanent stormwater management controls.

c. Short- and long-term sediment and erosion control during construction.

E. Utilities

1. Water Service

a. Existing Conditions

b. Potential Impacts
   • Quantities to be generated.
   • Availability of service including water district.
   • Any required treatment.
   • Any issues with transmission lines.
   • Requirement for any off-site improvements and cost estimate.
   • Adequacy to provide fire service.
   • Description of utility plan provision without impacting existing services.

   c. Mitigation Measures

2. Sewage Disposal

a. Existing Conditions

b. Potential Impacts

   • Quantities to be generated.
   • Availability of service/capacity within sewer district at Yonkers Joint Treatment Plant.
   • Availability of service/capacity within line connecting to Yonkers Joint Treatment Plant.
   • Any required treatment.
   • Any issues with transmission lines.
   • Requirement for any off-site improvements and cost estimate.
   • Description of utility plan provision without impacting existing services.
c. Mitigation Measures

(1) Infiltration and Inflow mitigation – availability of I & I mitigation at Austin Avenue site vs. off site contribution.

3. Electric and Gas

a. Existing Conditions.

b. Potential Impacts.

c. Mitigation Measures.

4. Cable, Telephone, Cell Phone and Fiber Optic Cable

a. Existing Conditions.

b. Potential Impacts.

c. Mitigation Measures.

F. Traffic and Parking

1. Existing Traffic Conditions

a. Evaluation of Existing Traffic Conditions should be completed when Schools are open and the following intersections should be studied for the weekday AM (7:00-9:00 am), weekday PM (4:00-6:00 pm) and Saturday Midday (12:00 pm-2:00 pm). Peak hour volumes will be identified and graphically illustrated:

(1) Stew Leonard Drive & Stew Leonard Driveway
(2) Stew Leonard Drive & U-Turn between Costco Driveway and Stew Leonard Driveway
(3) Stew Leonard Drive & Costco Driveway
(4) Stew Leonard Drive & Sprain Road
(5) Stew Leonard Drive & I-87 Southbound Ramps (Interchange 6A)
(6) Stew Leonard Drive & I-87 Northbound Ramps (Interchange 6A)
(7) Sprain Road & Home Depot South Driveway
(8) Sprain Road & Home Depot Center Driveway
(9) Jackson Avenue & Route 9A
(10) Jackson Avenue and Mendham Avenue
(11) Jackson Avenue and Clarewood Drive
(12) Jackson Avenue & South Sprain Road
(13) Jackson Avenue & St. Andrew’s Way
(14) Jackson Avenue & North Sprain Road
(15) Jackson Avenue & Sprain Brook Parkway Southbound Ramps
(16) Jackson Avenue & Sprain Brook Parkway Northbound Ramps/Grassy Sprain Road
(17) Route 9A & Ashford Avenue
(18) Route 9A & Lawrence Street
(19) Route 9A & Donald Drive
(20) Route 9A & Austin Avenue
(21) Sprain Road & Austin Avenue
(22) Sprain Road & Ridge Hill Road
(23) Ridge Hill Road & Interstate 87 Northbound Ramps
(24) Route 9A & Odell Avenue
(25) Tuckahoe Road & Mile Square Road
(26) Farragut Parkway and Ravendale Road
(27) Ravendale Road and Clinton Avenue
(28) Route 9A and Farragut Avenue
(29) Tuckahoe Road & Ridge Hill Road
(30) Ridge Hill Road & Grassy Lane
(31) Tuckahoe Road & Grassy Sprain Road/Sprain Brook Parkway On-Ramp
(32) Grassy Sprain Road & Grassy Lane/Sprain Brook Parkway Off-Ramp
(33) Tuckahoe Road and Hermann Place (ShopRite).
(34) Tuckahoe Road and Murray’s Skating Rink Driveway.

b. Automatic traffic recorders (ATR’s) will be installed for a minimum of one week, including one weekend, to record hourly, by direction, and the 85th percentile speed on the following roadways:

(1) Stew Leonard Drive – between intersections (2) and (3) above
(2) Sprain Road – north of Home Depot/Cosco Access Drives
(3) Austin Avenue – east of Prior Place

c. Compute the existing intersection capacity and operational level of service for the Study Intersections during the peak hours, including an analysis of the varieties of permitted uses allowed, following the procedures set forth in the 2010 Highway Capacity Manual (HCM 2010). Results shall be tabulated by lane group and include Level of Service, vehicle delay and vehicle queue length.

d. The actual peak hour factors and heavy vehicle percentages are to be computed from the traffic counts and used in the analysis.

e. The local Police Departments, and/or Traffic Engineering, DPW or other appropriate agency of the City of Yonkers, Greenburgh and Ardsley will be contacted and intersections posing a safety concern, as determined by accident history and professional standards will be identified. A detailed
accident assessment will be conducted at identified locations of concern.

(1) Available traffic accident reports for the past three years for the above intersections and the road segments between these intersections are to be analyzed with a table summary provided.

f. Prepare a description of existing area roadways including, at a minimum, pavement width/conditions, sidewalk width, number of lanes, posted speed limit, types of roadways, parking, and traffic controls. Introduction of all traffic signals will be identified.

2. Future Traffic Conditions Without the Project

a. The existing traffic volumes should be projected to a future design year utilizing a background growth factor which will be determined through discussions with the City Planning and Traffic Engineering departments. Traffic from other significant and relevant development identified by the City of Yonkers and others (see Section VA1c of this scope) will be superimposed on the Future Baseline traffic volumes as applicable. Changes in traffic flows attributable to planned improvements to the roadway system will be incorporated into the projection of future traffic volumes. Calculate background traffic volume for the design year including a general background growth factor and traffic expected to be generated by pending or approved projects in the immediate vicinity of the project site. All peak hour volumes will be graphically illustrated.

b. The percentage of vehicular commuters is to be estimated.

c. Intersection capacity and operational level of service at the Study Intersections for future conditions without the Project will be calculated following the procedures set forth in the 2010 Highway Capacity Manual (HCM 2010). Results should be tabulated by lane group and include Level of Service, average vehicle delay and vehicle queue lengths.

d. An analysis should be included of the traffic impacts stemming from the lack of a pedestrian, bicycle, and/or vehicular connection from the proposed retail cluster and the existing looped road, which provides access to the proposed retail clusters.

e. All capacity analysis shall utilize the latest version of SYNCHRO software.

3. Anticipated Traffic Impacts Based on Existing Parcels

a. Traffic generated by the proposed project will be superimposed on the traffic volumes without the proposed project, based on the current distributions of vehicles at the Costco, Home Depot and Stew Leonard's stores based in part. Estimates for site-generated traffic should be based on
data provided by the Institute of Transportation Engineers (ITE) in “Trip Generation,” 9th Edition, 2012. Roadway improvements included as part of the proposed action, and the associated redistribution of existing traffic volumes will be incorporated into the projection of future traffic volumes with the proposed project. Levels of Service (LOS) analyses are to be performed with project generated and no-build traffic, including an analysis of access and intersection sight distance requirements at the site access drives.

b. Intersection capacity and operation level of service at the Study Intersections and new site access drives for future conditions with the Project will be calculated following the procedures set forth in the 2010 Highway Capacity Manual (HCM2010). The adequacy of internal roadway systems and proposed improvements will be analyzed. Results should be tabulated by lane group and include Level of Service, average vehicle delay and vehicle queue lengths.

c. The year when the project is expected to be completed and occupied (“Design Year”) is to be identified. Provide the anticipated distribution (arrival/departure) patterns of project-generated traffic on area roads. Provide capacity analysis for the anticipated Build traffic conditions for the intersections defined above.

d. The intersection sight distance analyses are to be performed using American Association of State Highway and Transportation Officials (AASHTO) standards for intersection sight distance. Capacity analyses are to be performed using the latest available SYNCHRO software.

e. Potential improvements at the locations where the accidents exceed the State average are to be identified.

f. Construction traffic impacts are also to be addressed.

4. Anticipated Traffic Impacts With Additional Parcels

a. Intersections identified in Item 1 above will be reevaluated as applicable with the potential additional parcels from County IDA. The additional parcel for the residential development would provide access to Sprain Road.

5. Proposed Parking

a. The adequacy of the number of parking spaces proposed to be constructed will be addressed with respect to applicable ordinances and anticipated parking demand generated by the proposed project.

b. Parking variances and/or waivers that may be required.
c. Include an analysis of the potential for a parking structure serving multiple uses in order to reduce the amount of impermeable surface of surface parking lots, reduce traffic congestion, and avoid the appearance of excessive asphalt surface parking.

6. Public Transportation

The applicant will assess the availability of mass transit to serve the proposed project. Include an analysis of the potential for new bus shuttles to existing public transit. In addition, include a discussion on what impacts, if any, the proposed development will have on the provision of bus service in the area and whether or not improvements to the bus stops serving the site are required or desired.

7. Proposed Traffic Mitigation

a. Significant traffic impacts attributable to the proposed project will be identified. At Study Intersections where significant traffic impacts are identified, improvement measures will be developed to mitigate the impacts. Responsibility for each improvement will be identified, as well as timing to provide for each improvement.

b. Roadway improvements proposed by the applicant to mitigate the project-induced traffic impacts will be analyzed and discussed. The improvements may include road widening and new pavement markings, traffic signal installations and modifications, etc.

c. Intersection capacity and operation level of service at the Study Intersections and new site access drives for future conditions with the Project will be calculated following the procedures set forth in the 2010 Highway Capacity Manual (HCM2010). The adequacy of internal roadway systems and proposed improvements will be analyzed. Results should be tabulated by lane group and include Level of Service, average vehicle delay and vehicle queue lengths.

d. For any new or relocated driveway, the applicant will verify that adequate intersection sight distance will be provided using American Association of State Highway and Transportation Officials (AASHTO) standards for intersection sight distance.

e. The provision of transit, either public mass transit or privately provided, will be described to provide means to reduce traffic impacts and provide accessibility to jobs at the site. Description of proposed service to be provided.
G. Noise

A screening analysis will be conducted to identify locations where potential noise impacts could occur as a result of the project. This methodology will be based on the increase in passenger car equivalents (PCE’s) along affected roadways. Where there is a doubling of PCE’s, sensitive locations will be identified for monitoring and noise prediction modeling. The methodology to be utilized shall be as described below.

1. Existing Conditions

Ambient conditions at the locations listed above will be described. Existing sources of noise will be identified and discussed qualitatively.

Based on the results of the traffic analysis and vehicular trip assignment, roadways where significant increases of passenger car equivalents would result from the proposed project will be identified. If sensitive receptors are located along these affected roadways, a noise monitoring program in accordance with NYSDOTEP guidelines will be conducted.

2. Potential Impacts

Noise that will be generated on a long-term basis after the proposed project is in use will be described. Nighttime and Daytime noise increases will be analyzed. If significant nighttime activity is generated by the proposed development, a nighttime analysis will be conducted with noise levels evaluated in terms of Ldn. Potential sources of noise will be identified including truck and bus noise and idling.

If a more rigorous analysis is required, future noise levels for the No-Build and Build conditions will be predicted. An increase of over 5dB between existing and Build conditions will be considered a significant impact.

3. Mitigation Measures

Mitigation measures will be identified to mitigate potential significant adverse noise impacts, if such mitigation measures are necessary.

H. Air Quality

The analysis of potential air quality impacts will be performed with the proposed project. Intersections where an increase in traffic volumes would result from the proposed project will be screened to determine if a more rigorous analysis is required.

1. Existing Conditions
Air quality pollutants of concern (carbon monoxide and dust) will be identified and described. Existing available air quality data will be provided for the region around the subject site. Compliance with ambient air quality standards will be discussed.

2. Potential Impacts

Intersections will be screened utilizing the procedure from NYSDOT’s Environmental Procedures Manual. The intersections to be subjected to microscale analysis will be those required as a result of the screening level analysis. Vehicle emission factors will be obtained from the NYSDOT Environmental Procedures Manual. Dispersion modeling, where required, will be conducted for the proposed project for the completion year. Results of the modeling procedure will be completed to identify potential impacts resulting from the proposed action.

Construction related air quality impacts, including but not limited to grading and cutting into the landfill, will be investigated and described.

3. Mitigation Measures

Mitigation measures will be identified to mitigate potential long- and short-term significant adverse air quality impacts, resulting from construction activity, traffic, or the various project components, if such mitigation measures are necessary.

I. Visual/Aesthetics/Neighborhood Character

1. Existing Conditions

a. View of the site from area roads, including the NYS Thruway, and from Ridge Hill.

   (1) Looking west from the NYS Thruway.
   (2) Looking south from Donald Park Drive in the Town of Greenburgh.
   (3) Looking south from Hasting Close in the Town of Greenburgh.
   (4) Looking southeast from Heath Place in the Town of Greenburgh.
   (5) Looking west from Bradhurst Drive.
   (6) Looking southwest from from Bradhurst Drive.
   (7) Looking east from Saw Mill River Road and Austin Avenue.
   (8) Looking east from Saw Mill River Road and Rider Avenue.
   (9) Looking east from Prior Place.
   (10) Looking east from Cochrane Terrace.
   (11) Looking north from Brandt Terrace.
b. View of the site from residential properties in the city of Yonkers and Town of Greenburgh.

c. Night time lighting current conditions to immediately surrounding neighborhoods and from a distance.

d. Description of character of neighborhood in the city of Yonkers and Town of Greenburgh.

2. Potential Impacts

a. Analysis of altered views listed above based on existing parcels using photographs, building elevations, provide a key map for all sections.

b. Analysis of altered views listed above with additional parcels using photographs, building elevations, provide a key map for all sections.

c. Cross section, captioned photographs, sample elevations, and/or other graphics (e.g., Google SketchUp, ArcGIS 3D Analyst) shall be provided to illustrate potential views from surrounding areas noted above.

d. Describe relationship to other uses.

e. Lighting – describe type and level of lighting.

f. Proposed signage.

g. Show all roof equipment and screens on building elevations and on sections identifying height.

h. Describe any potential changes to neighborhood character.

3. Mitigation Measures

a. Architectural treatment to buildings.

b. Alternate size and alternate placement of buildings on-site.

c. Building elevations.

d. Terraced and landscape retaining walls.

e. Landscaping.

f. Signage reductions
g. Lighting reductions

J. Socioeconomic

1. Existing Conditions
   a. Describe demographic characteristics of surrounding area.
   b. Describe economic characteristics of area including shopping and describe existing stores. Identify other shopping areas within and outside of Yonkers that have similar shopping profiles that may be affected by the proposed development.
   c. Describe current taxing structure of the City and County, and present tax payments for the project site.

2. Potential Impacts
   a. Fiscal impact analysis regarding property and other taxes after development less cost of services. Provide gross and net (after expected PILOT, IDA, or other tax benefits to the project based upon past practice and current offerings) tax information after development.
   b. Employment opportunities including short term construction jobs and long term employment.
   c. Discuss community impact – identify areas of community impact based upon proposed commercial mix at Austin Avenue,
   d. Describe direct and indirect job creation, sales tax and income tax creation. Describe proposed sales per square foot of proposed retail uses – put sales per square foot in comparison to other stores in proposed chain or similar stores in the region.

3. Mitigation Measures

K. Community Facilities and Services

1. Existing Conditions

   Identify the community facilities and services that are likely to be affected by the proposed project. Service levels and capacities of the following relevant service providers will be identified and described as follows:

b. Yonkers Public Schools.

c. Parks and Recreation.

d. Yonkers Department of Public Works (DPW) for Residential Solid Waste Collection and Recycling.

e. Town of Greenburgh Police and Ambulance Service.

f. Other community police and fire services based upon past use (i.e., mutual aid).

2. Potential Impacts

a. Project the anticipated additional demand on community services and facilities, including increases in school enrollment, and demand on police and fire protection services which will be generated by the proposed project. Estimate the projected number of residents and school-aged children likely to reside in the new housing based on its design, location and cost.

b. Evaluate the potential for additional population to generate demands on community services based on discussions with service providers, review of service data and, where appropriate, application of industry standards.

3. Mitigation Measures

a. Describe measures to mitigate any adverse impacts of the proposed project on community facilities and service providers.

L. Historic, Archaeological and Cultural Resources

1. Existing Conditions

a. Analyze archaeological and historic resources on the project site, and in the immediately surrounding area. Submit a Phase 1A study to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) for review.

2. Potential Impacts

a. Identify and assess any direct physical impacts of the proposed project on the archaeological and historic resources on the Project Site and in the immediately surrounding area.

b. Assess the proposed project's potential to result in any impacts on cultural resources.
3. Mitigation Measures

   a. Discuss measures to mitigate any adverse impacts of the proposed project on archaeological, historic and cultural resources.

M. Hazardous Materials

1. Existing Conditions

   a. Existing conditions on the site will be documented as part of a Phase 1A Environmental Site Assessment. State listed inactive hazardous waste sites including the adjacent landfill and spills and other soil conditions will be identified through review of the NYSDEC information and the Phase I ESA. If conditions are identified as part of the documentation in the Phase 1A Environmental Site Assessment then Phase II reports shall be prepared.

2. Potential Impacts

   a. The relationship of the proposed development will be analyzed to identify any potential disturbances of hazardous materials and the potential for (1) construction related impacts, and (2) impacts to future residents, visitors and shoppers by the presence of any such materials.

3. Mitigation Measures

   a. The SDEIS will identify potential remediation measures to eliminate any identified environmental hazards relative to the proposed project.

N. Construction Impacts

1. Existing Conditions

   a. Describe site features that will need to be altered in order to accommodate the proposed project.

2. Potential Impacts

   a. Construction Schedule

      (1) Describe the anticipated construction schedule for development of the proposed project.

      (2) Discuss locations and facilities that will be used for construction worker parking and describe adequacy of those facilities to accommodate parking for construction workers. Identify staging areas
for construction vehicles.

(3) Identify truck routes and truck traffic volumes associated with the construction activities at the project site.

b. Air Quality

(1) Describe temporary air quality impacts associated with construction and construction vehicles, including but not limited to grading and cutting into landfill.

c. Noise

(1) Estimate construction noise levels from various pieces of construction equipment used at the site and discuss potential effects on adjacent land uses.

d. Rock Removal

(1) Discuss potential impacts related to rock removal in connection with construction of the proposed project including blasting, if any.

e. Croton Aqueduct

(1) Discuss potential impacts of the proposed project on the NYC Aqueduct which is located below the project site.

f. Erosion and Sediment Control

(1) Discuss the potential for erosion to occur during construction when vegetation is removed and prior to redevelopment with buildings, paving or new vegetation.

3. Mitigation Measures

a. Discuss measures to mitigate any adverse impacts resulting from construction activities including noise, air quality, erosion control; hours of construction activity; controls on rock removal, including any blasting, etc.

VI. SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

Identify those significant adverse environmental impacts that cannot be avoided or adequately mitigated if the proposed project is implemented. Identify and describe both short and long term impacts.
VII. ALTERNATIVES

Provide a description and evaluation of each alternative below at a level of detail sufficient to permit a comparative assessment of each impact issue. Summarize the comparative analysis in tabular format.

A. No Action – The No Action alternative, required under SEQRA, evaluates future conditions if no action takes place and if the project is not implemented.

B. Development in accordance with existing zoning: Consider development of the project site under existing zoning regulations.

C. Consider development of project utilizing additional adjacent property currently owned by the County of Westchester IDA for provision of parking at grade in lieu of proposed structured parking.

D. Alternative site layout and/or access pattern.
   a. Site access via Austin Avenue: Rehabilitate Austin Avenue as per original development proposal. A limited traffic analysis will be provided for intersections surrounding the subject property potentially impacted by providing full access to Austin Avenue. The analysis should include existing, no-build and build conditions for each of the peak hours included in the analysis of the Proposed Action for the following intersections:

(1) Jackson Avenue at Route 9A
(2) Jackson Avenue at Sprain Road
(3) Boston Avenue at Route 9A
(4) Austin Avenue at Sprain Road
(5) Stew Leonard Drive at Sprain Road
(6) Stew Leonard Drive at Interstate 87 Northbound On-Ramp/Service Road
(7) Sprain Road at Ridge Hill Road
(8) Ridge Hill Road at Interstate 87 Northbound Off-Ramp/Service Road

An analysis should be completed for each of these intersections and a comparison to the Proposed Action to determine changes in Levels of Service, average vehicle delay, volume to capacity ratios and vehicle queue lengths. Any required mitigation to accommodate site-generated traffic should be described in detail, including an analysis, as necessary.

b. Partial site access via Austin Avenue: Rehabilitate Austin Avenue with limited access. A limited traffic analysis will be provided for intersections surrounding the subject property potentially impacted by providing partial access to Austin Avenue. The analysis should include existing, no-build and build conditions for each of the peak hours included in the analysis of the Proposed Action for the following intersections:
An analysis should be completed for each of these intersections and a comparison to the Proposed Action to determine changes in Levels of Service, average vehicle delay, volume to capacity ratios and vehicle queue lengths. Any required mitigation to accommodate site-generated traffic should be described in detail, including an analysis, as necessary.

E. Alternate PMD zoning with increased development controls.

VIII. IRREVERSIBLE AND IRRRETRIEVABLE COMMITMENT OF RESOURCES

Identify any natural and human resources that will be consumed, converted or made unavailable for future use.

IX. GROWTH-INDUCING IMPACTS

A. Identify secondary and/or indirect impacts that could result from the implementation and construction of the Proposed Action.

B. Discuss the cumulative impacts of the proposed project, together with other planned, proposed or approved projects.

X. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

The energy sources to be used, anticipated levels of consumption, efficiency of energy consumption, and energy conservation measures are to be discussed. The discussion is to include a presentation of how the proposed development will meet all the standards of the New York State Energy Code, as well as how the proposed development is consistent with New York State Energy Research and Development Authority (NYSERDA) programs. An analysis of greenhouse gas emissions by the proposed project will be included.

XI. APPENDICES

A. All SEQRA documentation including a copy of the Full Environmental Assessment Form, the Positive Declaration and the SDEIS Final Scoping Document.
B. All official correspondence related to issues discussed in the SDEIS.

C. All technical reports in their entirety.
Involved Agencies

City of Yonkers Mayor
Chuck Lesnick, City Council President
John Larkin, City Council Member
Yonkers City Councilmembers
City of Yonkers Department of Housing and Building
City of Yonkers Department of Public Works
City of Yonkers Department of Engineering
City of Yonkers IDA
Westchester County IDA
New York State Department of Transportation
New York State Thruway Authority
Westchester County Department of Health

Interested Agencies and Other Parties

Various Yonkers City Departments
New York State Department of Environmental Conservation
New York City Department of Environmental Protection (Aqueduct)
New York State Office of Parks, Recreation, and Historic Preservation
City of Yonkers Public Schools
Town of Greenburgh
Village of Ardsley
Village of Hastings-Hudson
Westchester County Planning Department
Westchester County Planning Board
Nepera Park-Grey Oaks Homeowners Association

Copies of this Scoping Document have been sent to:

City of Yonkers, Mayor Mike Spano
City of Yonkers, Traffic Engineering, Dominick Micka
City of Yonkers, City Engineer, Paul Summerfield, PE
City of Yonkers, Water Engineer, Albina Glaz, PE
City of Yonkers, Department of Housing and Buildings, William Schneider, PE
City of Yonkers, Corporation Counsel Michael Curti, Esq.
City of Yonkers, Sr. Associate Corporation Counsel, Alain Natchev, Esq.
City of Yonkers, Department of Planning & Development, Wilson Kimball
City of Yonkers, Fire Department, Commissioner Robert Sweeney
City of Yonkers, Department of Public Works, Commissioner Thomas Meier
City of Yonkers, Police Department, Commissioner Charles Gardner
City of Yonkers, City Council via Vincent Spano, Acting City Clerk
City of Yonkers, City Council President, Chuck Lesnick
City of Yonkers, 6th District (site location) City Councilman John Larkin
City of Yonkers, Industrial Development Agency
ATTN: Melvina Carter, President
Westchester County Department of Public Works & Transportation
ATTN: Kevin Roseman, PE, Traffic Engineer
Westchester County Department of Public Works & Transportation
ATTN: Jay T. Pisco, Commissioner
Westchester County Department of Public Works & Transportation
ATTN: Patty Chemka, Deputy Commissioner of Transportation
Westchester County Department of Planning
ATTN: David Kvinge, Director of Environmental Planning
Westchester County Department of Health
ATTN: Lenny Meyerson, Deputy Commissioner for Environmental Health
Westchester County Industrial Development Agency
ATTN: Eileen Mildenberger, Executive Director
New York State Department of Environmental Conservation, Region 3
ATTN: Margaret Duke
New York State Department of Environmental Conservation, Albany
ATTN: Division of Environmental Permits
New York State Department of Transportation, Region 8
ATTN: Mike Cotton, PE, Regional Traffic Engineer
Town of Greenburgh,
ATTN: Paul Feiner, Town Supervisor
Town of Greenburgh,
ATTN: Thomas Madden, Commissioner, Department of Community Development and Conservation
New York City Department of Environmental Protection, Office of Environmental Planning & Assessment
ATTN: Mark Page, Jr., EIS Project Manager
Nepera Park-Grey Oaks Homeowners Association
Mark Bava, Morris Brothers, LP, Applicant
Alfred Del Bello, Esq., Applicant’s Consultant
Richard Pearson, PE, Applicant’s Consultant