DRAFT
SCOPE
(02/06/2013)

SCOPING DOCUMENT
AUSTIN AVENUE MULTI-USE DEVELOPMENT PROPOSED ZONING ORDINANCE
AND MAP AMENDMENTS
STEW LEONARD DRIVE, SPRAIN ROAD AND AUSTIN AVENUE

DRAFT ENVIRONMENTAL IMPACT STATEMENT
(DEIS)

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 1

Lead Agency:              City of Yonkers Planning Board
                          City Hall
                          40 South Broadway
                          Yonkers, NY 10701

Lead Agency Contact:       Mr. Roman Kozicky, Planning Board Chairman

Scoping Distribution:

Scoping Adoption by
Lead Agency:

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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, and vacant, 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 I District, IP District and CM District to PMD District.

In the Applicant's opinion, the rezoning of the site to the PMD District will best enable the proposed mixed-use commercial and residential development along with the existing retail uses on the site to be effectively and comprehensively planned.

POTENTIAL SIGNIFICANT ADVERSE IMPACTS

This 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 community character, topography and soils, wildlife and vegetation, historical and archeological resources, water supply and sanitary sewer, stormwater runoff and fiscal impacts related to the proposed zoning ordinance and map amendments.

GENERAL GUIDELINES

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 DEIS, 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 DEIS 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.
The DEIS 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.

ENVIRONMENTAL IMPACT STATEMENT CONTENT

I. INTRODUCTION MATERIAL

A. Cover Sheet

The DEIS 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: The City of Yonkers Planning Board

   Contact Person: Mr. Roman Kozicky
                    Planning Board Chairman
                    City Hall
                    40 South Broadway
                    Yonkers, New York 10701
                    Telephone: 914-377-6557

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 DEIS, 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 DEIS: [Note: Specific calendar date to be inserted later]

8. Deadline by which comments on the DEIS 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 DEIS will include an executive summary. The executive summary will include information found elsewhere in the main body of the DEIS and will be organized as follows:

A. Brief description of the Proposed Action.

B. Summary of the anticipated impacts and proposed mitigation measures for each impact issue discussed in the DEIS.

C. Summary description of the project alternatives considered in the DEIS.

D. 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.

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 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.

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.
      i. Based on current parcels.
      ii. 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 traffic improvements.
      i. Based on current parcels.
      ii. 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.

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.

B. Need for the Project

C. Objectives of the Project Sponsor
D. Benefits of the Proposed Action, including description of economic benefits to the City of Yonkers and Westchester County

V. ENVIRONMENTAL ANALYSES

The DEIS 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 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 one-half mile of the project site, based on existing approved or active applications to the City.

   Zoning

   a. Describe existing mapped zone; applicable regulations of the current Zoning Ordinance.
   b. Describe zoning of adjacent properties.
   c. Describe proposed zoning.
   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.
   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 comprehensive plan.
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.

3. Proposed 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.
   c. Description of adjacent landfill.
   d. Description of on-site rock based on soil borings.
   e. Description of previous site work, excavation and blasting.

2. Potential Impacts
   a. Discussion of site topography and any required blasting. Identify critical receptors if, blasting is required.
   b. Provide estimate of rock quantity to be removed and describe any on-site crushing, if proposed. If rock is to be crushed and re-used on-site, noise and dust controls should be addressed in noise and air sections.
   c. Describe any required stabilization measures.
   d. Determine depth to groundwater and potential impacts.
   e. Prepare a site-wide cut and fill analysis with description of impacts.
   f. Prepare a grading plan.

3. Mitigation Measures
   a. Erosion and sediment control plan, with identification of construction phasing
   b. Mitigation for blasting including a blasting plan identifying no impact on Thruway 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.

2. Potential Impacts

3. Mitigation measures
   a. Description of landscape plan.
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" practices.
   b. Maintenance of the permanent stormwater management controls.
   c. Sediment & 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

3. Electric and Gas
   a. Existing Conditions.
   b. Potential Impacts.
   c. Mitigation Measures.

4. Cable, telephone and fiber optic cable
   a. Existing Conditions.
   b. Potential Impacts.
   c. Mitigation Measures.

F. Traffic & Parking

1. Existing Traffic Conditions
   a. Evaluation of Existing Traffic Conditions should be completed 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):

   1)  Stew Leonard Drive & Stew Leonard Driveway
   2)  Stew Leonard Drive & U-Turn Between Costco Driveway and Stew Leonard Driveway
   3)  Stew Leonard Drive & Proposed Retail Driveway(s)
   4)  Stew Leonard Drive & Costco Driveway
   5)  Stew Leonard Drive & Sprain Road
   6)  Stew Leonard Drive & I-87 Southbound Ramps (Interchange 6A)
   7)  Stew Leonard Drive & I-87 Northbound Ramps (Interchange 6A)
   8)  Sprain Road & Home Depot South Driveway
   9)  Sprain Road & Home Depot Center Driveway
  10)  Sprain Road & Potential Residential Driveway
  12)  Jackson Avenue & Route 9A
  13)  Jackson Avenue & Sprain Road
  14)  Jackson Avenue & Sprain Brook Parkway Southbound Ramps
  15)  Jackson Avenue & Sprain Brook Parkway Northbound Ramps
  16)  Route 9A & Ashford Avenue
  17)  Route 9A & Austin Avenue
b. Compute the existing intersection capacity and operational level of service for the Study Intersections during the peak hours following the procedures set forth in the 2010 Highway Capacity Manual (HCM 2010). Results shall be tabulated by lane group.

c. The local Police Departments of the City of Yonkers, Greenburgh and Ardsley will be contacted and intersections posing a safety concern will be identified. A detailed accident assessment will be conducted at identified locations of concern.

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 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.

b. 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.

c. All capacity analysis shall utilize 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. 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.

b. Intersection capacity and operation level of service at the Study Intersections 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.

4. Anticipated Traffic Impacts With Additional Parcels

a. Intersections identified in Item 3 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.

6. Public Transportation

The applicant will assess the availability of mass transit to serve the proposed project.

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.

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. For any new or relocated driveway, the applicant will verify that adequate sight distance will 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 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 (PCE’s) 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 NYSDOT/EMP 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 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.

3. Mitigation Measures

Mitigation measures will be identified to mitigate potential significant adverse air quality impacts, 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.
   b. View of the site from residential properties.
   c. Description of character of neighborhood.

2. Potential Impacts
   a. Analysis of altered views based on existing parcels using photographs, building elevations, provide a key map for all sections.
   b. Analysis of altered views with additional parcels using photographs, building elevations, provide a key map for all sections.
   c. Describe relationship to other uses.
   d. Lighting – describe type and level of lighting.
   e. Proposed signage.
   f. Show all roof equipment and screens on building elevations and on sections identifying height.
   g. Describe any potential changes to neighborhood character.

3. Mitigation Measures
   a. Architectural treatment to buildings.
   b. Building elevations.
   c. Terraced and landscape retaining walls.
   d. Landscaping.

J. Socioeconomic

1. Existing Conditions
   a. Describe shopping and demographic characteristics of surrounding area; describe existing stores.
   b. Describe current taxing structure of the City and County, and present tax payments for the project site.

2. Potential Impacts
   a. Property and other taxes after development.
   b. Employment opportunities including short term construction jobs and long term employment.

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 Solid Waste Collection and Recycling.

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 future residents to be impacted by the presence of any such materials.

3. Mitigation Measures

a. The DEIS 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.

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: erosion control; hours of construction activity; controls on rock removal, including any blasting, etc.

VI. SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED

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 narrative description of each impact issue for each alternative identified below. The discussion may be a qualitative comparison. Summarize the comparative analysis in tabular format.

A. No-Build – The No Build 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.
VIII. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

IX. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

X. GROWTH-INDUCING IMPACTS

XI. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

XII. APPENDICES
Involved Agencies

City of Yonkers Mayor and City Council
City of Yonkers Department of Housing and Building
City of Yonkers Department of Public Works
City of Yonkers IDA
Westchester County IDA
New York State Department of Transportation
New York State Thruway Authority

Interested Agencies and Other Parties

Various Yonkers City Departments
Planning Board City of Yonkers
New York State Department of Environmental Conservation
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