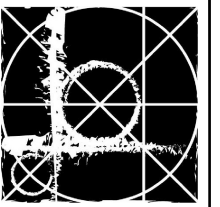


APPENDIX C

PUR Application and
Building Floor Plans



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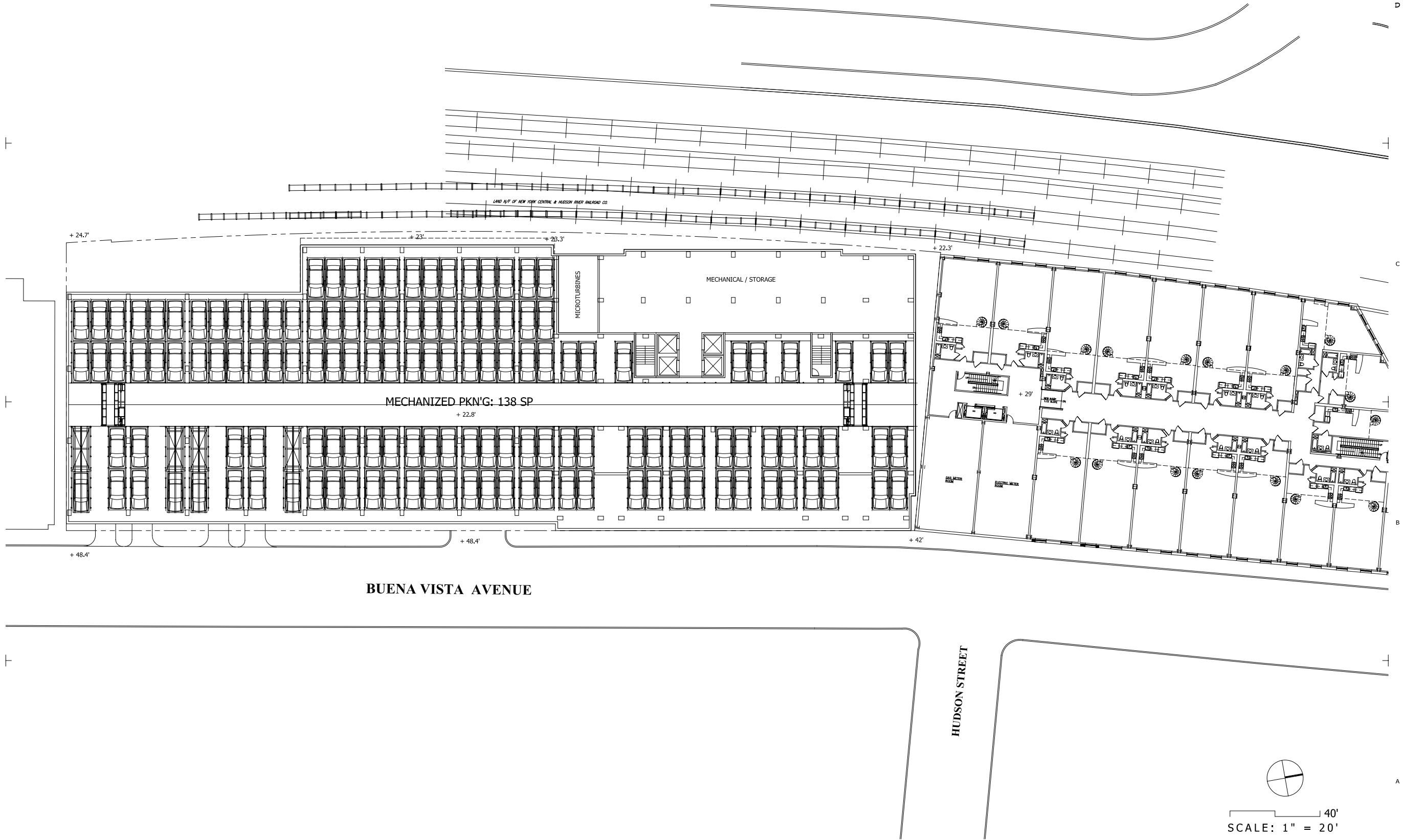
YONKERS BUENA VISTA
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ARCHITECTURAL P.U.R. SITE PLAN
 G3 LEVEL PLAN

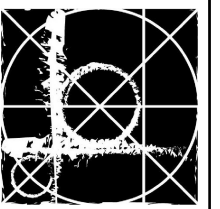
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Plot By: Jho hong



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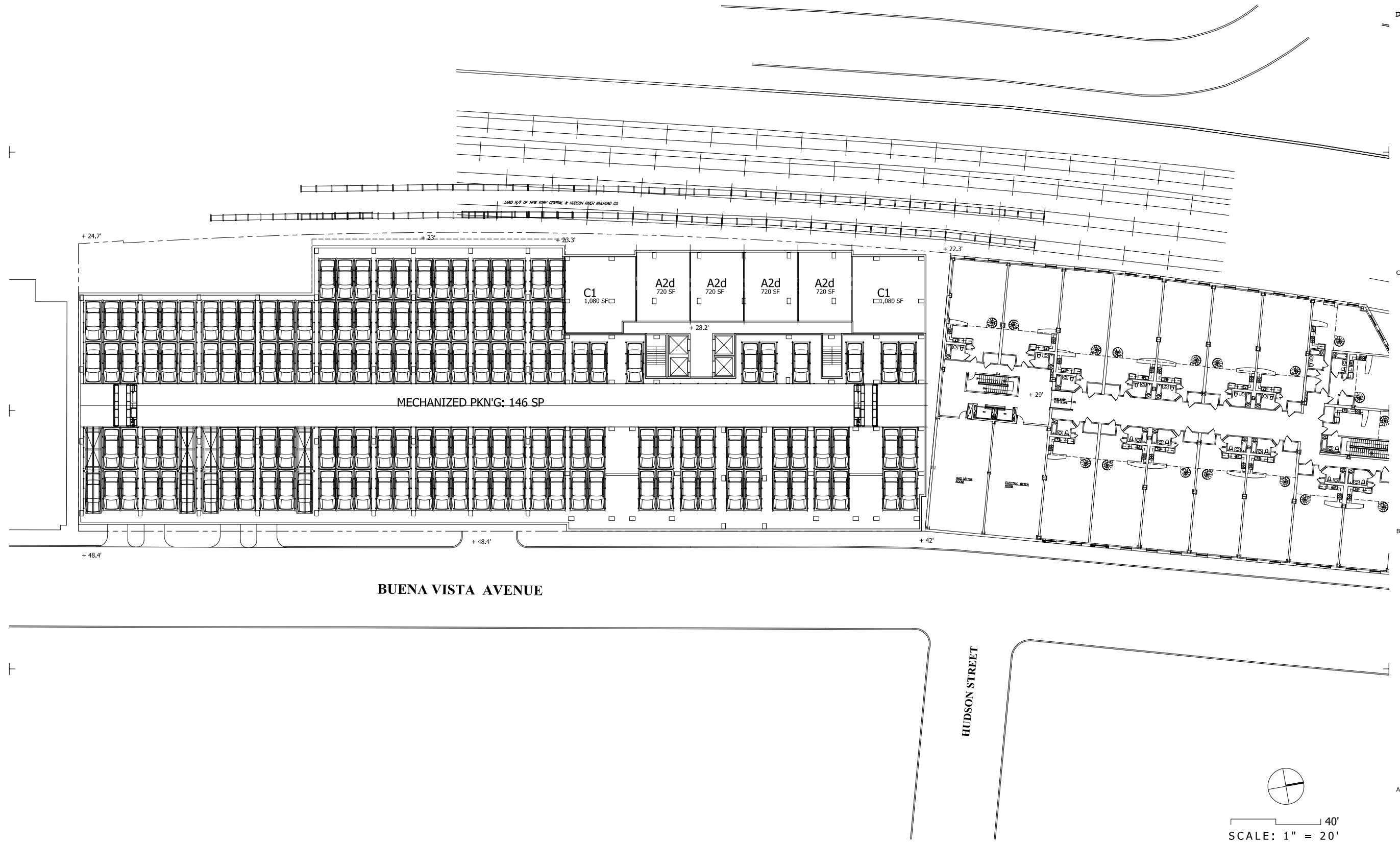
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ARCHITECTURAL P.U.R. SITE PLAN
G2 LEVEL PLAN

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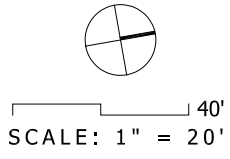
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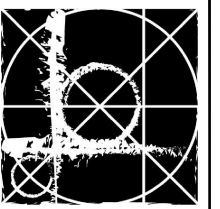
A1.2



BUENA VISTA AVENUE

HUDSON STREET





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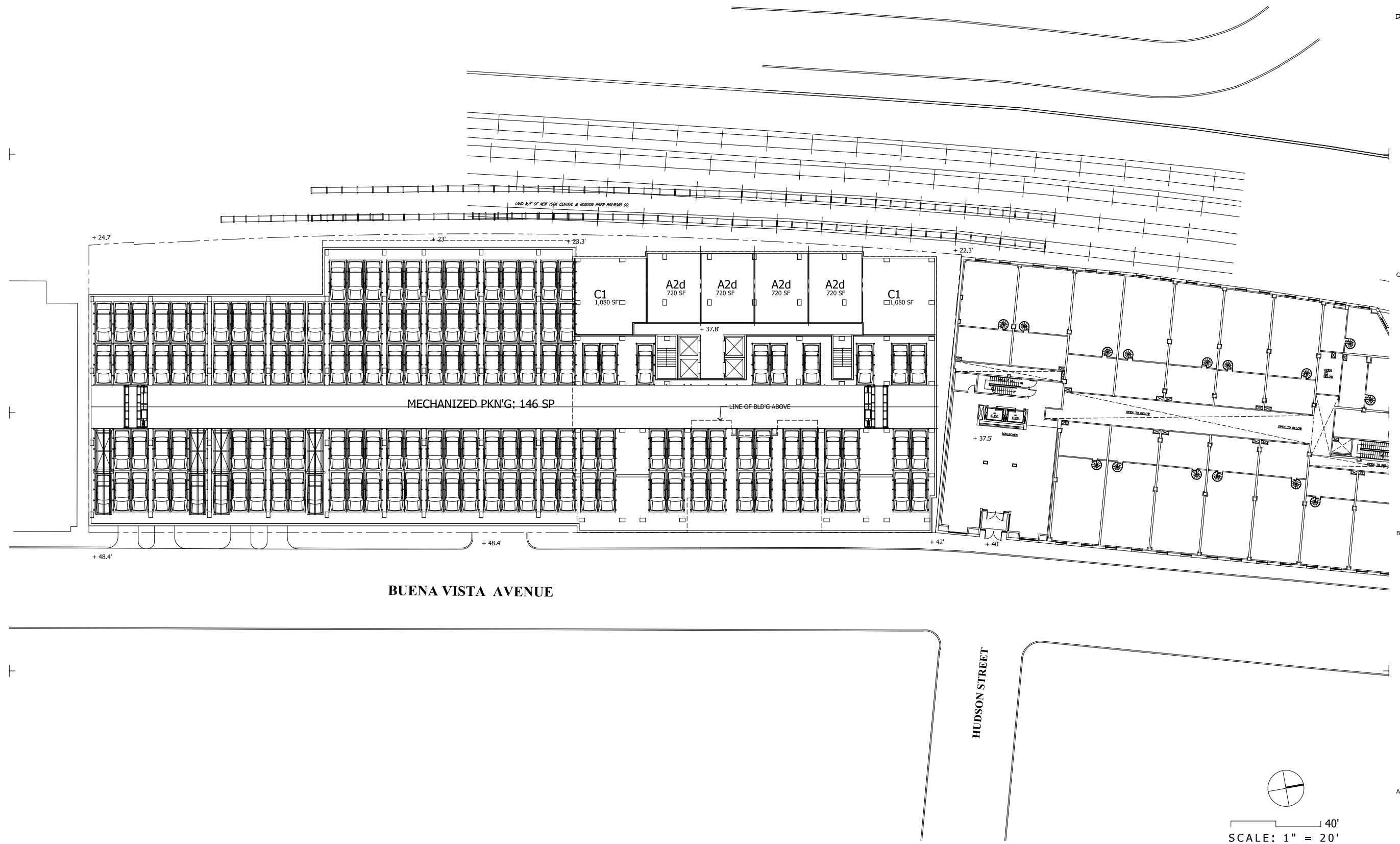
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ARCHITECTURAL P.U.R. SITE PLAN
G1 LEVEL PLAN

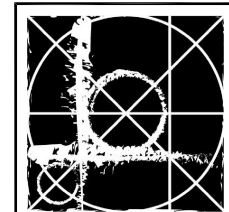
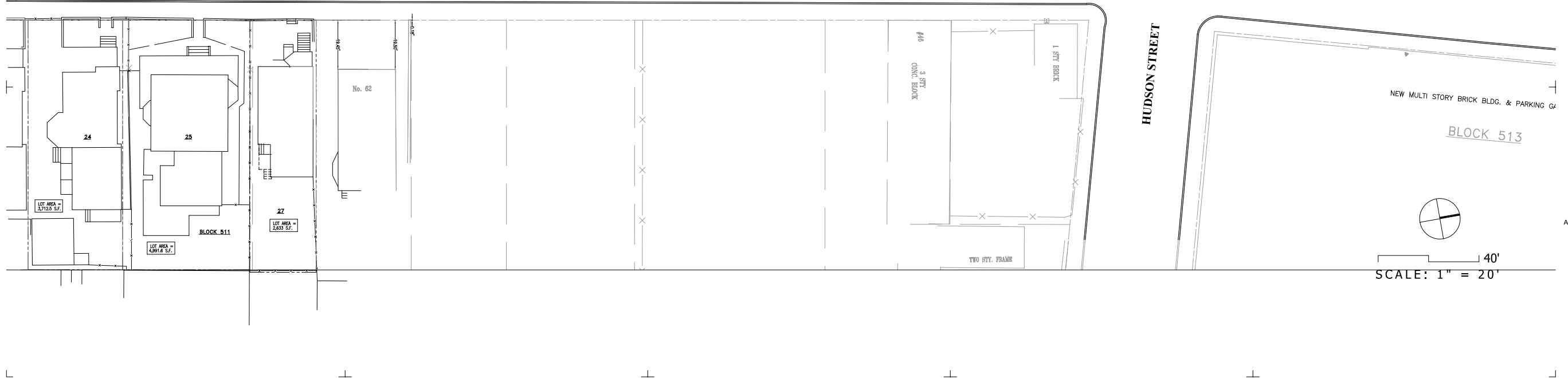
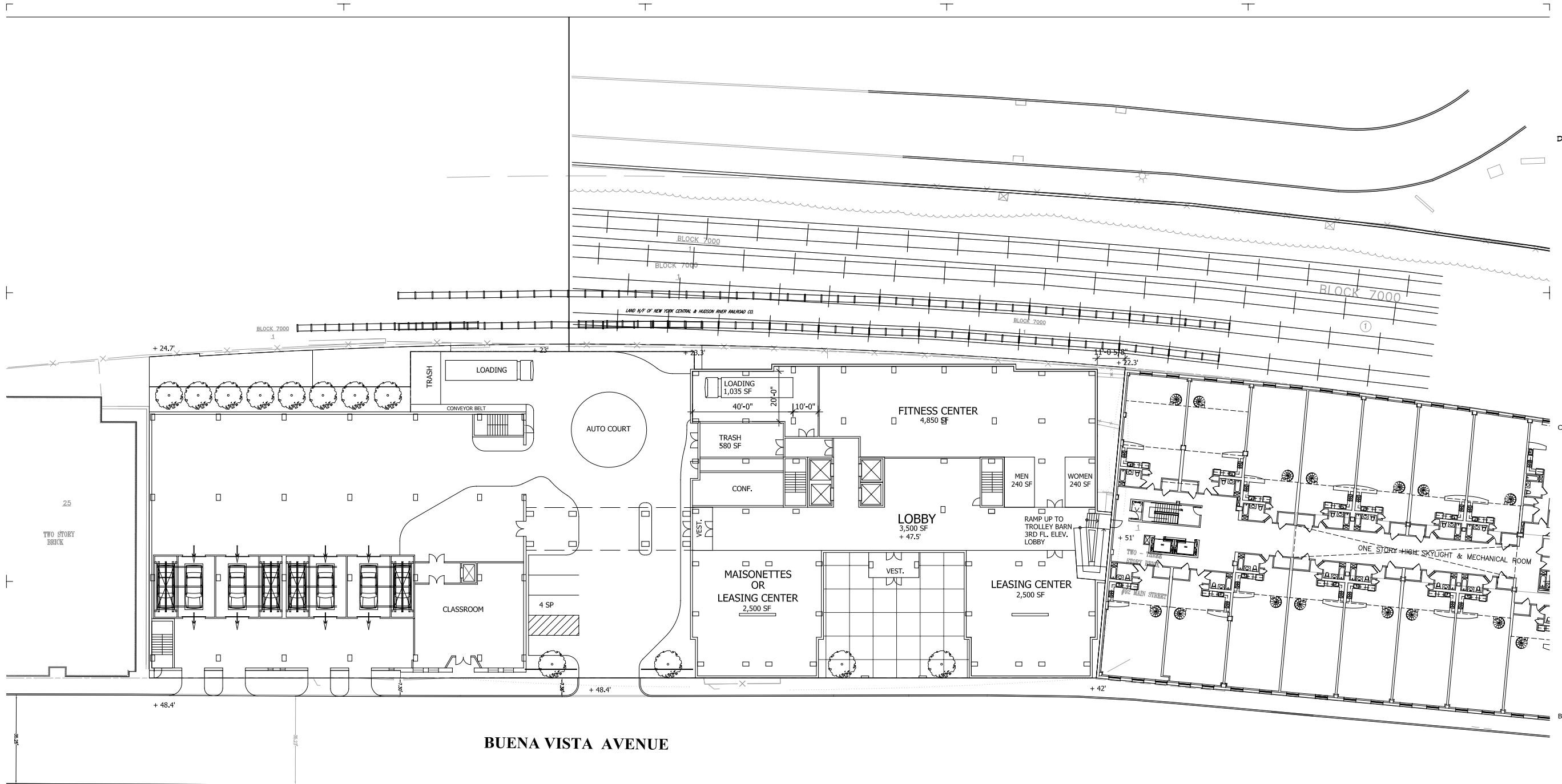
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A1.3



Plot By: Jho hong



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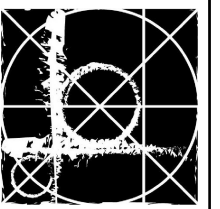
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 ARCHITECTURAL P.U.R. SITE PLAN
 1ST LEVEL PLAN

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CHECKED BY:		
PLOT DATE: Jul, 8, 2010		

A1.4

Plot By: Jho hong



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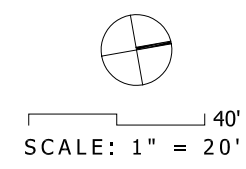
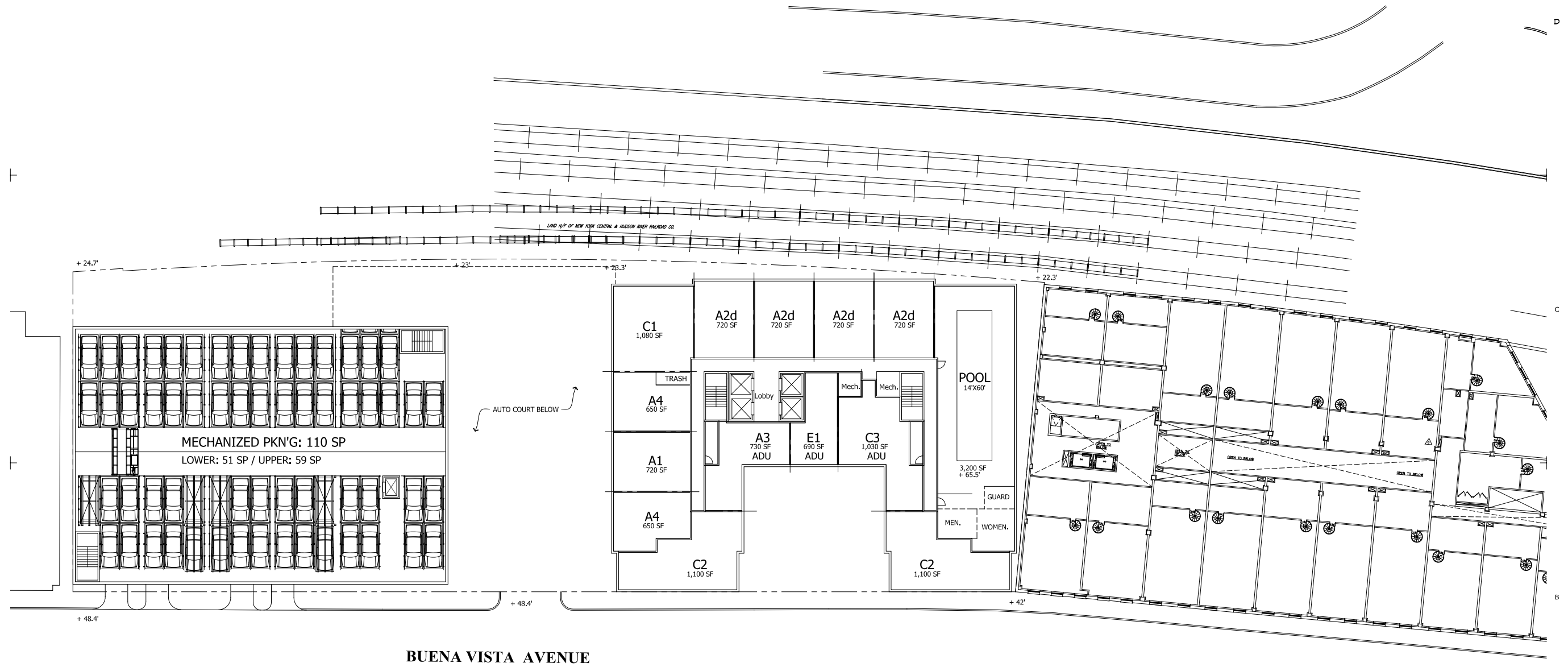
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 ARCHITECTURAL P.U.R. SITE PLAN
 2ND LEVEL PLAN

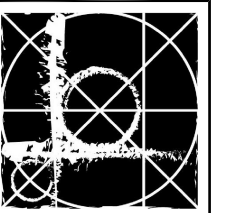
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A1.5



Plot By: Jho hong



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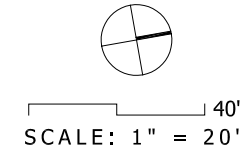
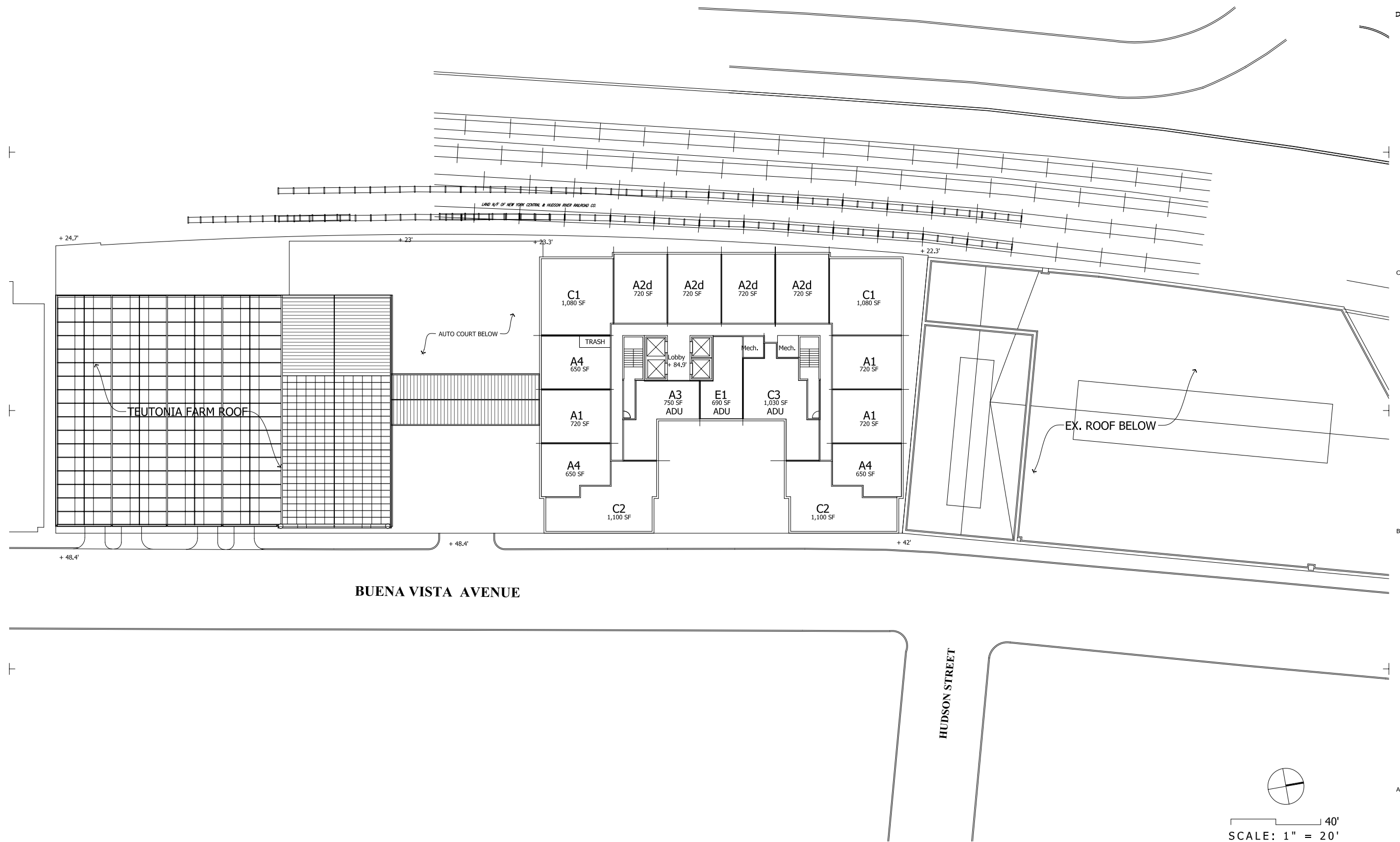
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ARCHITECTURAL P.U.R. SITE PLAN
 TYPICAL LEVEL PLAN

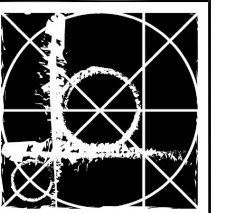
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A1.7



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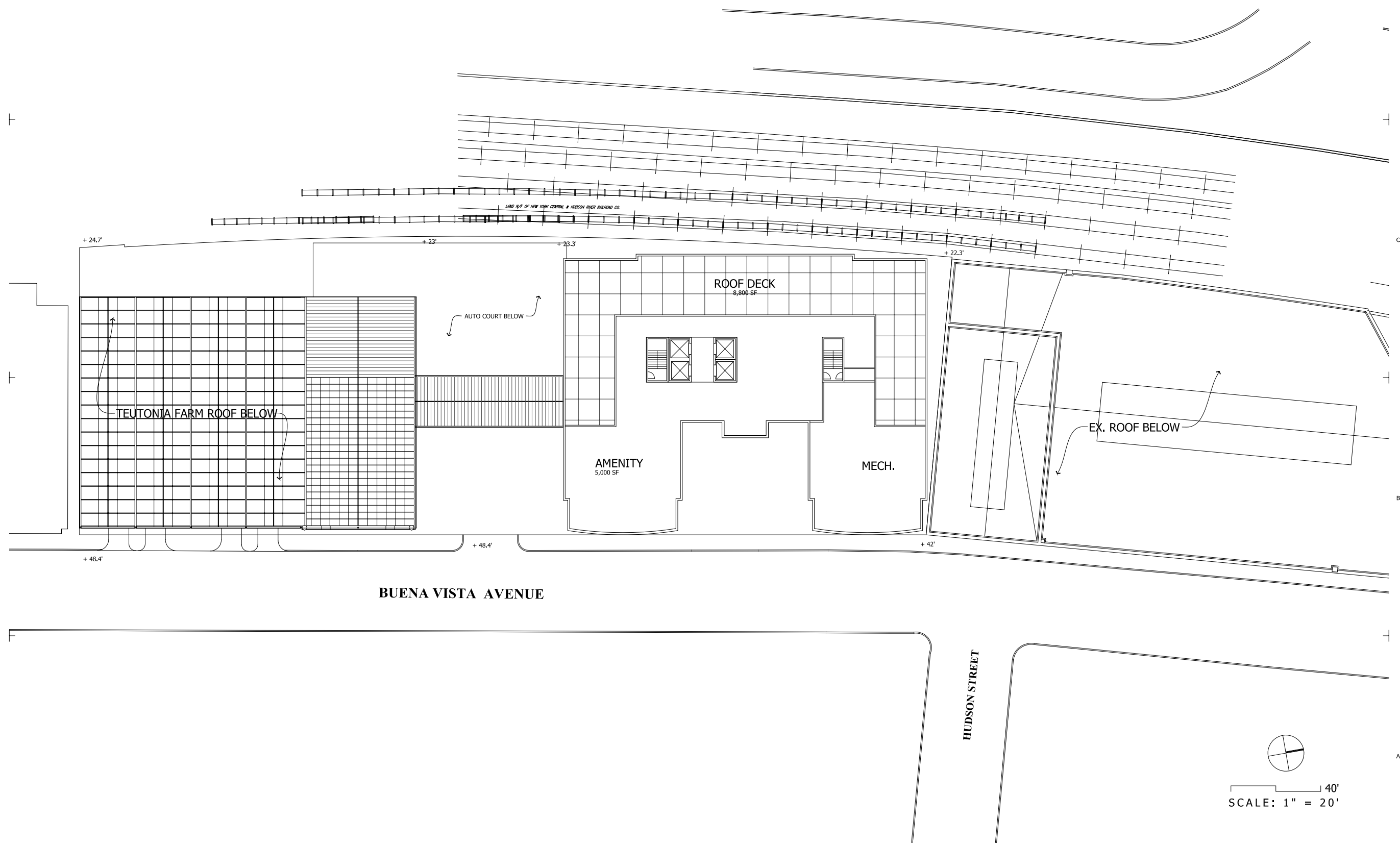
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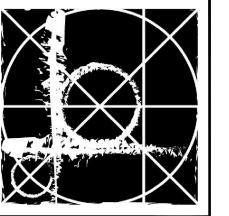
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ARCHITECTURAL P.U.R. SITE PLAN
PENTHOUSE LEVEL PLAN

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A1.8



Plot By: Jho hong



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 NY 212.867.4845

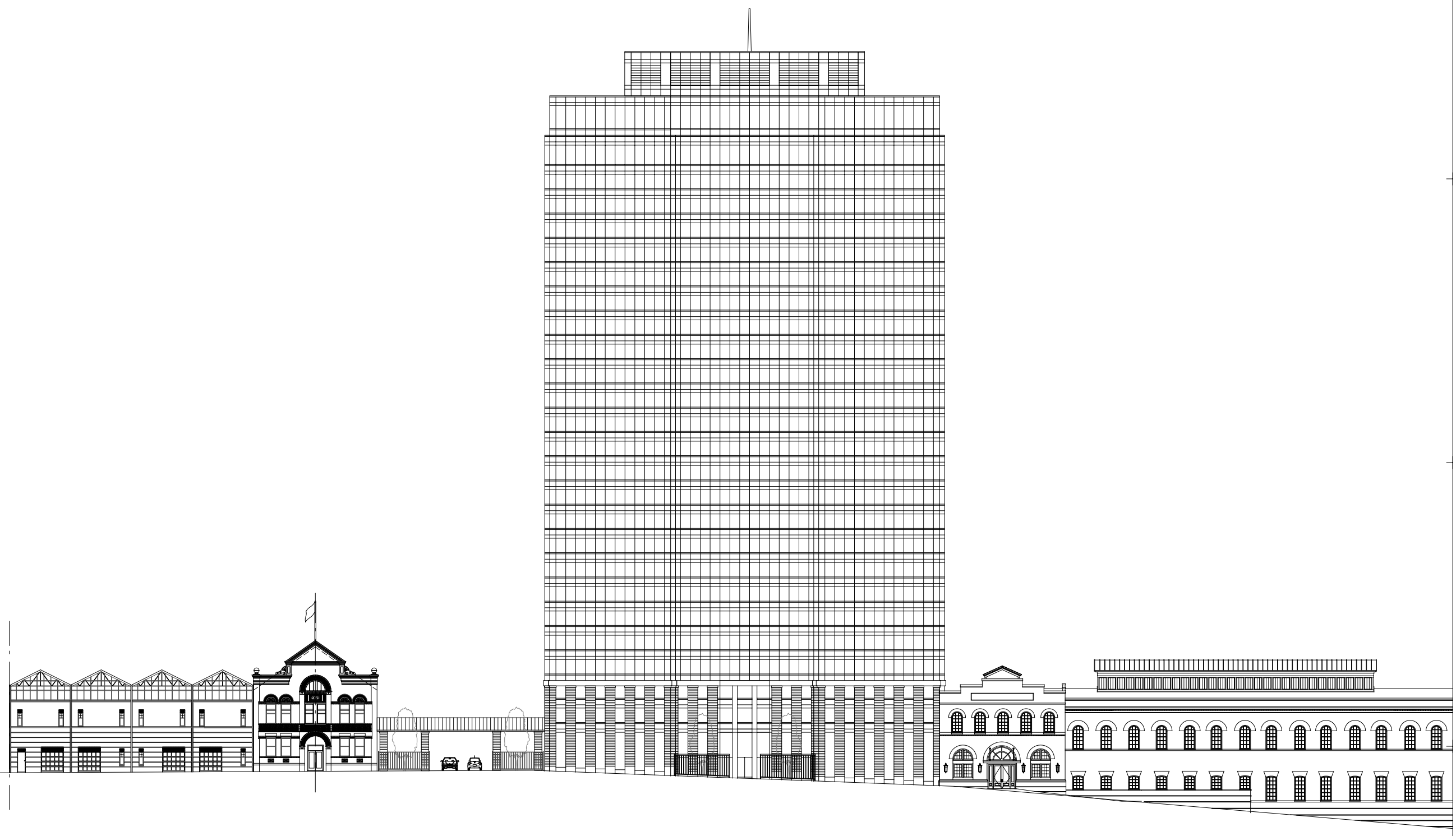
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BUENA VISTA AVE. ELEVATION

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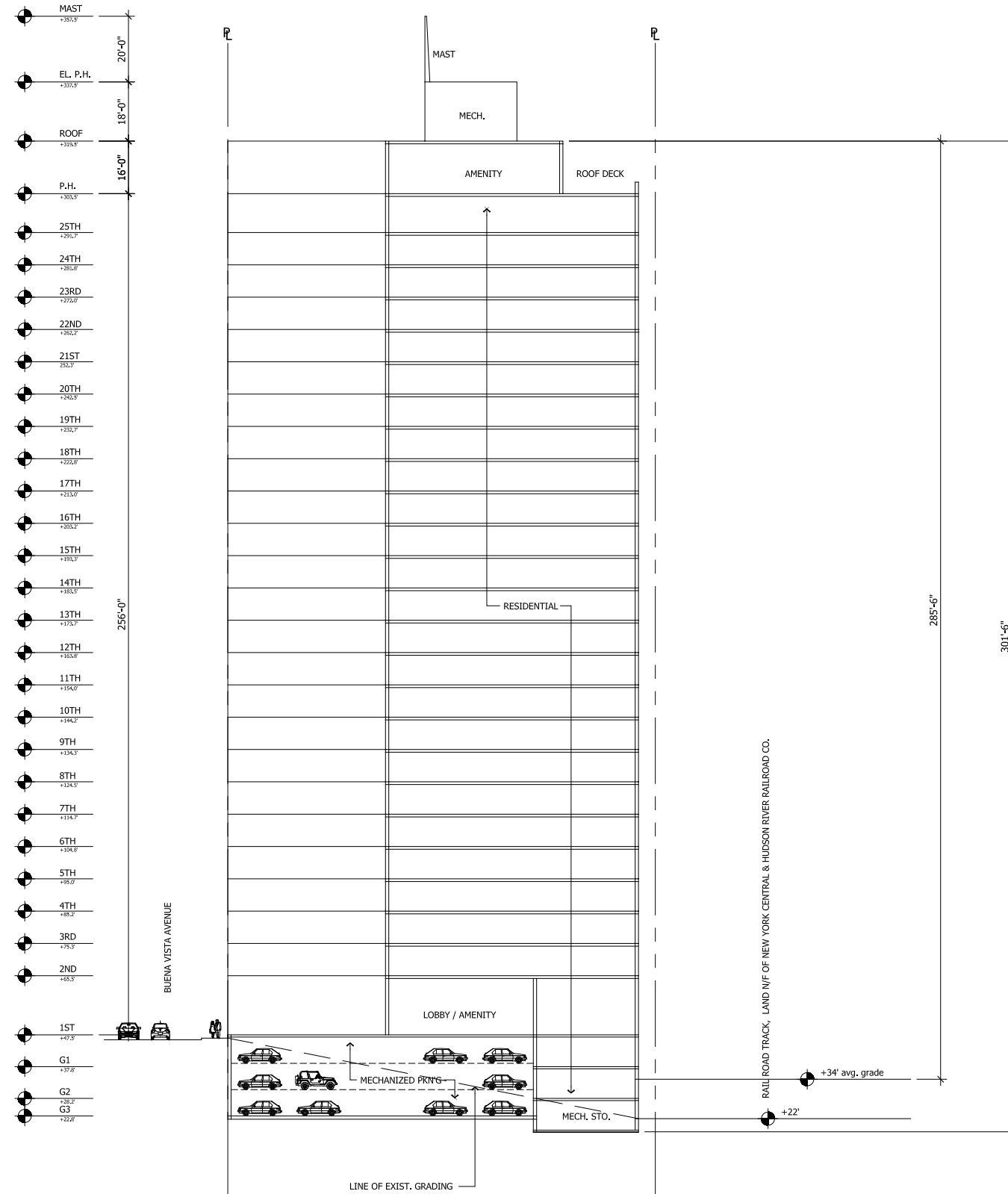
A1.9

- MAST +387.3
- EL. P.H. +337.5
- ROOF +333.3
- P.H. +303.5
- 25TH +281.2
- 24TH +281.2
- 23RD +272.2
- 22ND +262.2
- 21ST 252.9
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- G3 +22.8

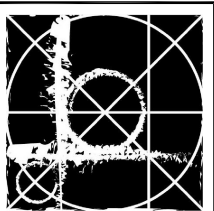


SCALE: 1" = 20'

Plot By: Jho hong



SCALE: 1" = 20'



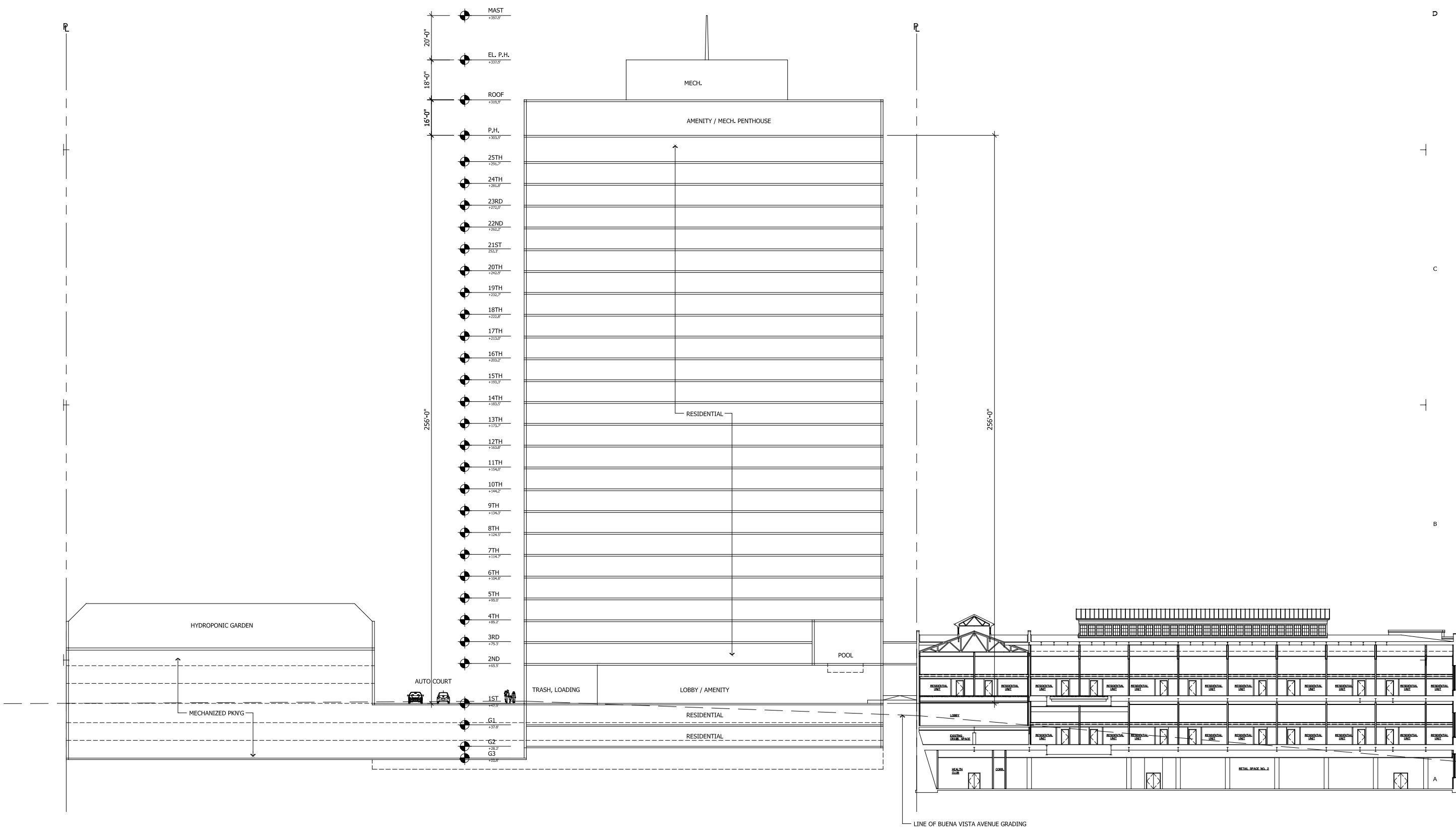
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 Ph. 212.807.9680
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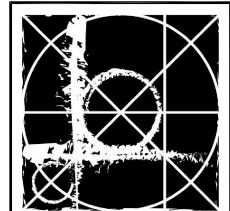
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 EAST / WEST SECTION

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A2.1



40'
SCALE: 1" = 20'



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A2.2

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HELEN COLLIER MAUCH[△]
SUSAN H. SARCH*
LISA F. SMITH°
OF COUNSEL

September 23, 2009

By Hand Delivery

Chairman Roman Kozicky and
Members of the Planning Board of the
City of Yonkers
Planning Bureau
87 Nepperhan Avenue, Room 320
Yonkers, NY 10701

Re: Buena Vista Planned Urban Redevelopment

Dear Chairman Kozicky and Members of the Planning Board:

Our client, Teutonia Buena Vista, LLC (“Teutonia Buena Vista” or the “Applicant”), is pleased to submit the instant Special Use and Site Plan Application for a proposed Planned Urban Redevelopment (“PUR”) to be located along Buena Vista Avenue just south of Main Street (the “Buena Vista PUR” or “Project”).

In connection with the Application, enclosed please find:

- 1) The Site Plan;
- 2) Building Application Review from the Department of Housing and Buildings;
- 3) Notarized authorizations from the Property owners;
- 4) An Environmental Assessment Form (“EAF”); and
- 5) The requisite fees.

The Buena Vista PUR involves the redevelopment of a number of vacant and/or underutilized properties within the Downtown Waterfront Area. It consists of a 25-story,¹ 413 dwelling unit residential building, with an ancillary parking garage, and a rooftop hydroponic garden. The proposed multifamily dwelling building would be physically integrated with the adjoining Trolley Barn multifamily residential building at 92 Main Street. In addition, eight (8) two-bedroom dwelling units would be constructed at 66-72 Buena Vista Avenue. The overall site consists of 2.04 acres

¹ As per the accompanying site plan, the proposed building also includes three stories below street grade.

within the DW, CM and BR zoning districts² and would require, among other approvals, Special Permit approval to allow a PUR and Site Plan approval.

As set forth herein, the Project is in harmony with the applicable Special Use standards. It would transform contaminated, underutilized land into a cutting edge “green,” transit oriented development, which would substantially promote the revitalization of Downtown Yonkers. It integrates innovative planning visions with careful regard for preservation of the City’s historic past. As the Applicant’s project at 66 Main Street (“66 Main”) shows, the Applicant is committed to developing a Project that will be a model for other developers.

We look forward to a comprehensive review of the Project with your Board, the other Involved and Interested Agencies, and the public.

The Buena Vista PUR Complies With The General Standards For Special Permit Applications

A. The Buena Vista PUR Is in Harmony With The Yonkers Zoning Code

Consistent with Section 43-60(A)(1) of the Code of the City of Yonkers (“Yonkers Code”), the Buena Vista PUR promotes the general purposes of and intent of the Yonkers Code’s Zoning Chapter. The Buena Vista PUR, for example: (i) promotes the City’s long-term objectives, principles, and standards that are beneficial to the interests and welfare of the people; (ii) will protect the social and economic well being of the City; and (iii) otherwise conserve and enhance building and land values. (See Yonkers Code §§ 43-3(A), (B) & (G).)

The Buena Vista PUR promotes the utilization of land for the purposes for which it is most desirable and best adapted, fosters a relatively dense urban context in an appropriate location, and enhances the pedestrian orientation of the City and its tradition as a mass transportation center. (See Yonkers Code §§ 43-3(C),(I) & (J).) The proximity of the development Site to the Yonkers Train Station makes it an ideal location for transit orientated development of the sort proposed by the Buena Vista PUR. The Project also maximizes view corridors for the public. By building up, rather than out, the Project would preserve existing important public viewsheds

Moreover, the Project would rehabilitate significant tracts that are now unusable as the result of historic contamination. Much of the Project Site consists of a brownfield as the result of past industrial activity. The Applicant is a participant in New York’s Brownfield Clean-up Program and is committed to restoring the Site.

The Applicant is also extremely sensitive to the environmental impact of any development it undertakes. Toward that end, it intends to employ a number of “green” elements, with an eye toward achieving Leadership in Energy and Environmental Design (“LEED”) for its Project. Among the “green” elements it proposes are:

Clean, Renewable Energy: The Applicant was responsible for the development of 66 Main, a project that has been widely recognized for its groundbreaking use of green,

² City of Yonkers GIS data, September 2009.

renewable geothermal energy. The Buena Vista PUR will similarly incorporate enhanced green energy systems. In addition to geothermal HVAC, it will employ combined heat and power (“CHP” or “cogeneration”) in which microturbines, located on site, create clean electricity from natural gas. Heat generated by this activity will then be consumed by other uses (heat, hot water, etc.) in the Project. Consequently, there will be little waste and limited drain on the electric grid. The Applicant intends to use the thermal energy generated in the CHP process to heat the proposed on-Site hydroponic farm on a year-round basis.

Rain Water Management Systems: The Applicant recognizes the potentially deleterious impact of excess rainwater on the City’s sewer and water management systems. To avoid adverse impacts from the Project on the local sewer system, the Applicant will install water cisterns on-Site to collect and retain rainwater. This water will be supplied to the hydroponic farm, substantially reducing its reliance on local water supplies, in addition to reducing the Project’s storm water impact on the City’s sewer system.

Local Produce Year-round: Most produce consumed in the Northeast travels extraordinary distances to get from farm to table – especially in the winter. A local, year-round greenhouse will provide produce to restaurants and grocery stores more efficiently than that raised in other parts of the country or abroad, saving on fossil fuels and carbon emissions.

Clean-tech Parking: The average driver travels a half-mile from entry into a standard parking garage until he or she reaches a parking spot. The Project’s proposed automated garage eliminates substantially all of this wasted fuel. Drivers simply drive into a parking bay, turn off the car, and walk away. The car is then moved to a parking spot by electric motors (using clean power generated by the Project’s CHP system). This element will also promote the City’s Zoning goal of preventing traffic congestion. (See Yonkers Code § 43-3(F).)

The Project would also alleviate overcrowding in the City by adding significant affordable housing to the City’s housing stock. (See Yonkers Code § 43-3(E).) The Applicant has extensive experience successfully integrating affordable housing tenants with market rate tenants. Twenty percent (20%) of the units in the Buena Vista PUR are intended to be dedicated to affordable housing, creating an economically diverse community.

The Project also recognizes and intends to preserve the physical and historic aspects of the older developed area of the City of Yonkers, and promotes development in scale with historic architecture. (See Yonkers Code §§ 43-3(H) & (K).) Indeed, the Applicant’s objective is to demonstrate that environmental, historic preservation, and economic objectives can be successfully integrated. As such the Project includes the creation of what would essentially be a mini-historic district.

The Applicant proposes preserving the façade of Teutonia Hall by relocating it from its present site and reassembling it on-Site at a location just to the south. In addition to preserving the critical elements of Teutonia Hall, the Applicant plans to effectively create a historic district on the southern end of the block, across from the Queens Daughters Day Care. The Developer has secured the rights to purchase 66-72 Buena Vista Avenue. This site, located on the east side of Buena Vista Avenue and across from the proposed 25-story multifamily building, includes one of two houses owned by the Otis family in the 1800’s (the other, 74 Buena Vista Avenue is a sister house that is not

yet available to the Applicant). The Applicant intends to restore 72 Buena Vista Avenue and adaptively re-use it for residential purposes. Specifically, the building at 72 Buena Vista Avenue, along with another existing residential building, will be restored and redeveloped into eight (8) two-bedroom apartments. Fifteen on-site parking spaces will be provided adjacent to the two restored residential buildings.

The Applicant intends to strictly comply with all federal, state and local regulations and guidelines for preserving, managing, and documenting cultural resources within the Site, and eagerly anticipates the involvement of the Yonkers Landmark Preservation Board in this process. The Applicant's studies of Teutonia Hall, and any additional studies required during the Scoping process under the New York State Environmental Quality Review Act ("SEQRA"), will be available for comprehensive review by your Board, all other Involved the Lead Agency, Involved Agencies and the public during the SEQRA process.

B. The Project Would Have A Positive Impact On The Character of the District

By transforming contaminated, underutilized land into a cutting edge "green," transit oriented development, the Project would substantially promote the revitalization of Downtown Yonkers. (See Yonkers Code § 43-60(B).) The Project would unite new visions for Yonkers with due regard for preservation of the City's historic past through the preservation of the critical elements of Teutonia Hall in conjunction with the adaptive re-use of the former Otis residence.

The Project will further enhance the revitalization of the Downtown Waterfront District through short-term and long-term job creation, which is critical to the economic and social health of any community. The Applicant intends to implement an apprenticeship program for local youth, similar to the successful program it implemented during the construction of 66 Main. Beyond construction jobs, the Project will positively impact employment across the income spectrum. Permanent positions will be created in building management, maintenance and operations.

Moreover, with 413 new residential units, the Project is anticipated to bring more than 600 new customers to Downtown Yonkers.

Finally, the hydroponic farm will provide permanent educational opportunities to the local community, including school programs and internships.

C. The Project Is Appropriate To The Neighborhood And Is In Harmony With Existing Traffic Patterns

As set forth in greater detail above, the Project involves the restoration of contaminated property in close proximity to the Yonkers Train Station to create a model, "green" transit oriented development. (See Yonkers Code § 43-60(C).) It will play a prominent role in the City's efforts to revitalize the Downtown Waterfront District. The Project preserves viewsheds by building up, rather than out.

The Project will also include a state-of-the art parking garage that will further avoid any adverse impacts on traffic in the area.

**D. The Proposed PUR Is Consistent
With The City's Official Plans**

The City has expressed in its most recent Comprehensive Plan, entitled "*Connections: The Yonkers Comprehensive Plan*," its intent to foster the redevelopment of the Downtown Waterfront area. Consistent with this goal, the Applicant proposes to redevelop vacant and underutilized property for residential and commercial uses in this area.

As described above, a 413-unit multifamily residential building would be constructed south of and adjacent to the Trolley Barn, attracting a population that would stimulate and induce commercial activity along nearby Main Street and other shopping locations in and around the Downtown area. An additional eight (8) multifamily dwellings would be constructed to the east of this new residential building. Consistent with the *Yonkers Comprehensive Plan's* objectives related to housing, the Project proposed to include an affordable housing component to ensure that an economically diverse population is introduced to the Downtown Waterfront area. The hydroponic farm would introduce a "green" commercial use within the Downtown area, which would serve the local produce markets and restaurants in the City. This farm would be situated above a low-rise parking deck, a design feature intended to preserve existing view corridors to the Hudson River and Palisades beyond.

The Project and its façade will be designed architecturally to maintain a "pedestrian-scale" streetscape along Buena Vista Avenue. As part of a streetscape program, the façade of Teutonia Hall will be preserved and reintegrated into the new building's façade. Consistent with the design intent of the *Riverview Urban Renewal Plan*, sidewalks will be reconstructed and enhanced with decorative lighting (either pole or building mounted), street furniture, and street trees to preserve and enhance the Buena Vista Avenue pedestrian corridor.

Furthermore, consistent with the Riverview Urban Renewal Plan, the Applicant will rehabilitate two buildings on the east side of Buena Vista Avenue, including the historic structure at 72 Buena Vista Avenue and work to create a mini-historic district at the southern end of the Project area. This will include appropriate streetscape improvements that complement streetscape improvements on the west side of Buena Vista Avenue.

In sum, consistent with the goals set forth in the City's official planning documents, the Buena Vista PUR is intended to revitalize the residential blocks on either side of Buena Vista Avenue between Main Street and Prospect Street and create an attractive residential enclave that stimulates additional improvements in Downtown Yonkers.

Conclusion

On behalf of the Applicant's Development Team, we look forward to presenting this exciting Project to your Board at its October 14th Meeting and working with it, the other Involved and

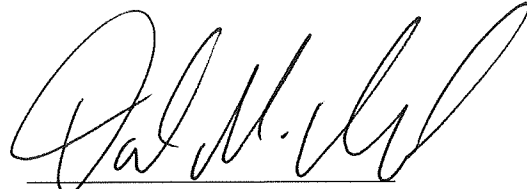
Interested Agencies, and the public throughout the review process.

Please do not hesitate to contact us should the Board have any questions or comments.

Respectfully Submitted,

ZARIN & STEINMETZ

By:

A handwritten signature in black ink, appearing to read "D.M. Richmond", written over a horizontal line.

Daniel M. Richmond

DMR/mth

encs.

cc: Applicant's Development Team

(ATTACHMENT 1)

PLANNING BOARD APPLICATION COVER SHEET

1. SITE INFORMATION

ADDRESS: BUENA VISTA AVE BLOCK: 511 LOT(S): 25, 25, 27 ZONING: DW CM BR
 PROJECT NAME/LOCATION REFERENCE: BUENA VISTA PUR
 APPLICATION FOR (CHECK ALL THAT APPLY): FORMAL SITE PLAN REVIEW PRELIMINARY SITE PLAN REVIEW
 FORMAL SPECIAL USE PERMIT PRELIMINARY SPECIAL USE PERMIT
 OTHER (EXPLAIN) _____
 TOTAL LOT SQUARE FOOTAGE: _____ TOTAL NEW SPACE/EXPANSION SQUARE FOOTAGE: _____

2. OWNER INFORMATION

OWNER: TEUTONIA BUENA VISTA LLC
 ADDRESS: C/O METRO PARTNERS
 CITY: 92 MAIN STREET STATE: NY ZIP: 10701
 PHONE: 914 410 9090 x302 FAX: 914 410 9093

3. APPLICANT INFORMATION IF DIFFERENT THAN OWNER, FILL IN THE FOLLOWING INFORMATION

APPLICANTS NAME: METRO PARTNERS RELATIONSHIP TO OWNER: DBA NAME
 ADDRESS: SAME
 CITY: _____ STATE: _____ ZIP: _____
 PHONE: _____ FAX: _____

4. APPLICATION CONSULTANTS

APPLICATION PREPARER/CONSULTANT: TIM MILLER ASSOCIATES
 COMPANY: _____
 ADDRESS: 10 NORTH ST
 CITY: COLD SPRING STATE: NY ZIP: 10516
 PHONE: 845 265 4400 FAX: 845 265 4418

5. REPRESENTATION TO THE BOARD

PRESENTER: KEN DEARDEN/ERIC WOLF PHONE: 914 410 9090 x302 FAX: 410 9093

6. PROJECT DESCRIPTION

DESCRIPTION OF BUSINESS AND NUMBER OF FULL AND PART TIME EMPLOYEES GENERATED FROM PROJECT [IF APPLICABLE]

PUR - MULTIFAMILY DEVELOPMENT WITH PARKING

NUMBER OF NEW EMPLOYEES: _____ FULL TIME _____ PART TIME _____

DEPARTMENT OF HOUSING & BUILDINGS
87 Nepperhan Avenue
City of Yonkers, New York 10701

BUILDING APPLICATION REVIEW

OWNER: TECTONIA BUENA VISTA LLC

APPLICATION NO: B0007203

DISTRICT ZONE: DWD & PD

LOCATION: 92 MAIN STREET

BLOCK: 512 LOT: 1

DISAPPROVED: 9/23/2009

Your application for a permit or amendment, etc., on the above location has been reviewed and the examination of your drawings and applications require that corrections be made prior to approval of the plans, amendments, applications, etc., as they do not conform with the Laws, Rules and Regulations for the following reasons:

ZONING

Complete zoning review requires survey, owner to submit prior to complete review.

Proposed use requires Special Use Permit per Section 43-27, Table 43-1 (show compliance with Section 43-74E) (PUR).

Parking to be reviewed and approved by the Traffic Engineering and recommendation to the approving agency to waive or modify parking dimensions, aisles, etc. per Section 43-134A(13).

Per Section 43-54 changes to existing Special Use Permit requires new Special Use Permit (Live Work Building).

Site Plan approval required per Section 43-94.

Landmark's Board approval required for demolition of buildings older than 75 years and for landmarking of buildings.

APPORTIONMENT

Prior to full review, an application for a lot combination is required from the Assessor's Office.

SURVEY REVIEW

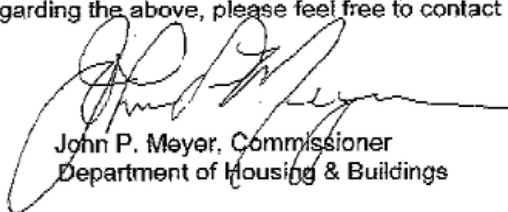
3-copies of survey required. Survey to indicate proposed building with all information:

CONTINUED ON PAGE 2.

If you should have any questions regarding the above, please feel free to contact

J.P. Meyer P.E., 914 - 377-6501

Date: 09/23/2009


John P. Meyer, Commissioner
Department of Housing & Buildings

APPLICATION #B7203 CONTINUED...

Front yard at corners (offset at right angles to property line or street line).

Side yards at corners (offset at right angles to property line or street line).

Rear yard at corners (offset at right angles to property line or street line).

Provide driveway grade and drainage and profile of existing and final elevation.

Elevation of floors as shown on plan.

Street centerline grades of all street's property fronts.

Sewer and water utilities locations.

Elevations at corners of proposed building and lot corners.

Parking stalls with stall dimensions, back-up space and distance from property line.

Indicate lot area and block & lot.

APPLICATION REVIEW

Estimated cost to be revised to reflect realistic amount.

Additional fees required for new estimated amount.

Affidavit to be signed by owner or notarized letter of authorization.

Final fee required.

Contractor's name, insurance and hold harmless agreement due.

Additional original application required prior to permit.

PLAN REVIEW

Copy of survey required - indicate location of work with dimensions.

Plan not reviewed for code requirements until Planning Board and City Council approvals are received.

Plans to indicate existing and final elevations to scale from survey.

Architect of record to verify compliance with Building Code of NYS for courts and fire-rating and % openings per Tables 602 & 704.8 for fire separation distances. Variances from N.Y.S.D.O.S. may be required.

Variance required from N.Y.S.D.O.S. for handicapped parking spaces per Chapter 11.

REVISION

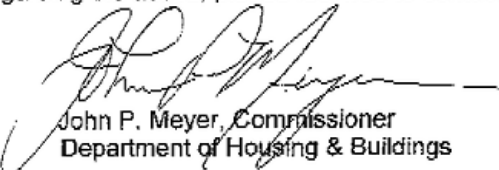
UPON RECEIPT OF PLAN REVIEW COMMENTS APPLICANT TO FILE TWO (2) REVISED PLANS WITH REVISION FORM (COPY ATTACHED TO APPLICANT'S OBJECTION).

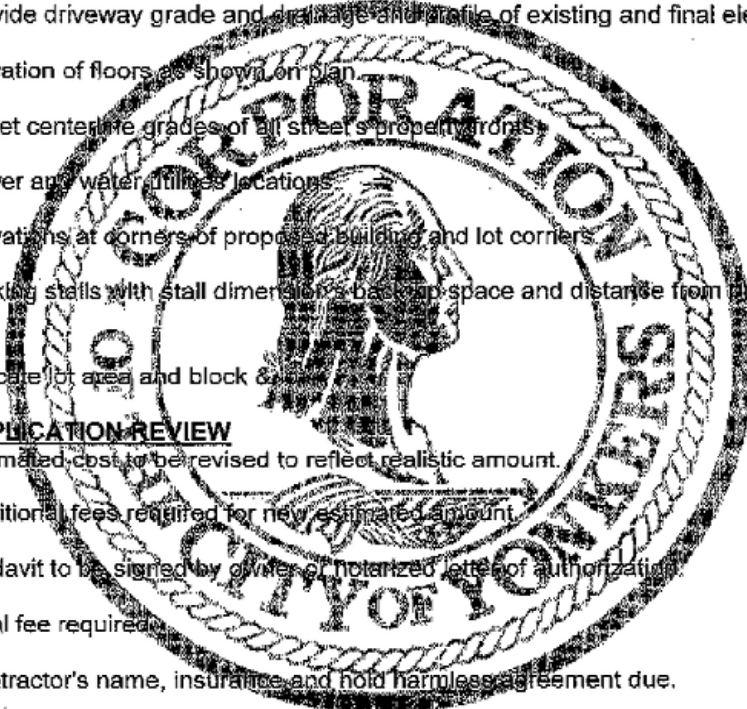
INCLUDE APPLICABLE FEE (\$200.00) FOR THE REVISION.

If you should have any questions regarding the above, please feel free to contact

J.P. Meyer P.E., 914 - 377-6501

Date: 09/23/2009


John P. Meyer, Commissioner
Department of Housing & Buildings



(ATTACHMENT 2)

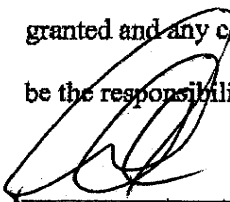
Owner Authorization

ADDRESS: 92 MAIN ST BLOCK: 512 LOT(S): 1 ZONING: DW CA B2
 PROJECT NAME/LOCATION REFERENCE: BUENA VISTA PUR

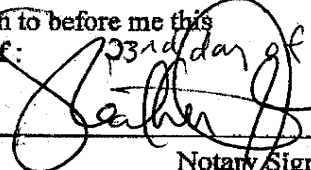
OWNER: 92 BUENA VISTA AVENUE LLC
 ADDRESS: 92 MAIN ST
 CITY: YONKERS STATE: NY ZIP: 10701
 PHONE: 914 410 9090 FAX: 914 410 9093

9/23/09
(date)

I am the owner of the property cited above. By signing below I authorize TEUTONIA
BUENA VISTA LLC to apply for an/a SPECIAL USE AND SITE PLAN APPLICATION
 review and to make an application on my behalf to the City of Yonkers. I understand that any permission
 granted and any conditions imposed by the City of Yonkers will accrue to the above cited property and will
 be the responsibility of the property owner.


 Property Owner (signature)

ALAN LITE
(print name)

Sworn to before me this
 day of: 23rd day of September 2009

 Notary Signature

HEATHER H. JOHNSON
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01JO6206006
 Qualified in Rockland County
 Commission Expires 5/11/2013

(ATTACHMENT 2)

Owner Authorization

ADDRESS: 53-55 BUENA VISTA BLOCK: 512 LOT(S): 17 ZONING:

PROJECT NAME/ LOCATION REFERENCE: BUENA VISTA PUR

OWNER: ACAW LITE AND ROW HOLDINGS LLC

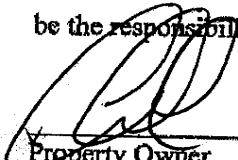
ADDRESS: 225 NORTH ROUTE 303 SUITE 101

CITY: CONGERS STATE: NY ZIP: 10920

PHONE: 845 450 5100 FAX: 845 450 5197

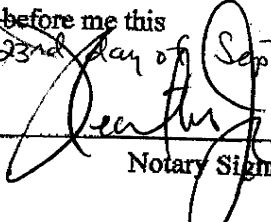
9/23/09
(date)

I am the owner of the property cited above. By signing below I authorize TELETONIA BUENA VISTA LLC to apply for an/a SPECIAL USE AND SETBACK PERMITS APPLICATION review and to make an application on my behalf to the City of Yonkers. I understand that any permission granted and any conditions imposed by the City of Yonkers will accrue to the above cited property and will be the responsibility of the property owner.


Property Owner (signature)

ACAW LITE
(print name)

Sworn to before me this
day of: 23rd day of September 2009


Notary Signature

HEATHER H. JOHNSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01J06206006
Qualified in Rockland County
Commission Expires 5/11/2013

(ATTACHMENT 2)

Owner Authorization

PROPERTY INFORMATION

ADDRESS: 61 Buena Vista Avenue BLOCK: 512 LOT(S): 21 ZONING: DWD

PROJECT NAME/ LOCATION REFERENCE: Buena Vista Planned Urban Redevelopment

OWNER INFORMATION

OWNER: Paul Pavalchak

ADDRESS: 61 BUENA VISTA AVENUE

CITY: YONKERS

STATE: NY

ZIP: 10701

PHONE:

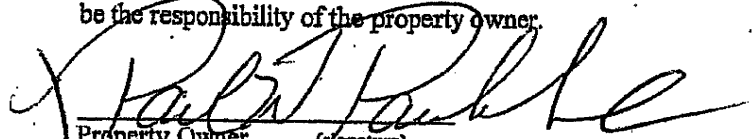
FAX:

9-3-09

(date)

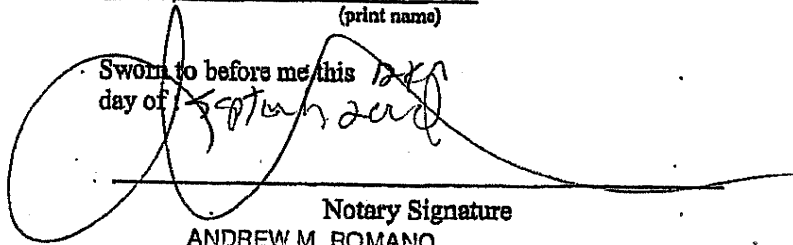
I am the owner of the property cited above. By signing below I authorize Teutonia Buena Vista LLC to apply for an/a Planned Urban Redevelopment Special Permit

review and to make an application on my behalf to the City of Yonkers. I understand that any permission granted and any conditions imposed by the City of Yonkers will accrue to the above cited property and will be the responsibility of the property owner.


Property Owner (signature)

Paul Pavalchak
(print name)

Sworn to before me this 12th day of September



Notary Signature
ANDREW M. ROMANO
Notary Public, State of New York
No. 4113562
Qualified in Westchester County
Commission Expires 2/25/10

(ATTACHMENT 2)

Owner Authorization

PROPERTY INFORMATION

ADDRESS: 72 BUENA VISTA AVENUE BLOCK: 511 LOT(S): 24 ZONING: BK

PROJECT NAME/ LOCATION REFERENCE: BUENA VISTA PLANNED URBAN REDEVELOPMENT

OWNER INFORMATION

OWNER: 72 BUENA VISTA AVENUE REALTY CO., LLC

ADDRESS: 1/0 Brian Murray 65 BUENA VISTA AVENUE

CITY: YONKERS STATE: NY ZIP: 10701

PHONE: 800-225-9563 FAX: 914-969-0088

9-30-09

(date)

I am the owner of the property cited above. By signing below I authorize TEUTONIA BUENA VISTA LLC to apply for an/a Planned Urban Redevelopment Special Permit review and to make an application on my behalf to the City of Yonkers. I understand that any permission granted and any conditions imposed by the City of Yonkers will accrue to the above cited property and will be the responsibility of the property owner.

Brian Murray
Property Owner (signature)
72 Buena Vista Avenue Realty Co., LLC
By Brian K. Murray
(print name)

Sworn to before me this 4th
day of: Sept. 2007

[Signature]
Notary Signature

OFFICIAL SEAL
JASON B. MOORE
NOTARY PUBLIC
STATE OF NEW YORK
BRONX COUNTY
COMMISSION NUMBER: 01MO0100319
MY COMMISSION EXPIRES 02/06/2011

(ATTACHMENT 2)

Owner Authorization

SIGNATURE INFORMATION

ADDRESS: 65 Buena Vista Avenue BLOCK: 512 LOT(S): 23 ZONING: CM

PROJECT NAME/LOCATION REFERENCE: BUENA VISTA Planned Urban Redevelopment

OWNER INFORMATION

OWNER: Brian K. Murray

ADDRESS: 65 BUENA VISTA AVENUE

CITY: Yonkers

STATE: NY

ZIP: 10701

PHONE: 800-225-9563

FAX: 914-969-0088

9-3-09

(date)

I am the owner of the property cited above. By signing below I authorize Teutonia Buena Vista LLC to apply for an/a Planned Urban Redevelopment Special Permit review and to make an application on my behalf to the City of Yonkers. I understand that any permission granted and any conditions imposed by the City of Yonkers will accrue to the above cited property and will be the responsibility of the property owner.

Brian Murray
Property Owner (signature)

Brian K. Murray
(print name)

Sworn to before me this 9th
day of: Sept. 2009

[Signature]
Notary Signature

OFFICIAL SEAL
JASON B. MOORE
NOTARY PUBLIC
STATE OF NEW YORK
BRONX COUNTY
COMMISSION NUMBER: 01MO6190319
MY COMMISSION EXPIRES 02/05/2011

(ATTACHMENT 2)

Owner Authorization

PROPERTY INFORMATION

ADDRESS: 68 Buena Vista Avenue BLOCK: 511 LOT(S): 25 ZONING: DWD

PROJECT NAME/ LOCATION REFERENCE: BUENA Vista Planned Urban Redevelopment

OWNER INFORMATION

OWNER: 68 BUENA Vista Avenue Realty Co., LLC

ADDRESS: % Brian Murray 65 BUENA Vista Avenue

CITY: Yonkers STATE: NY ZIP: 10701

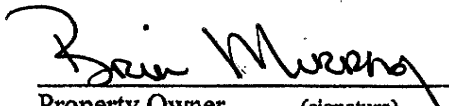
PHONE: 800-225-9563 FAX: 914-969-0068

9-3-09

(date)

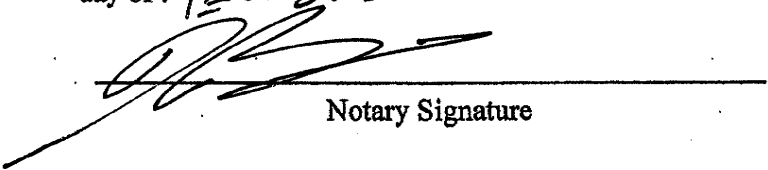
I am the owner of the property cited above. By signing below I authorize Tertonia Buena Vista LLC to apply for an/a Planned Urban Redevelopment Special Permit

review and to make an application on my behalf to the City of Yonkers. I understand that any permission granted and any conditions imposed by the City of Yonkers will accrue to the above cited property and will be the responsibility of the property owner.



Property Owner (signature)
68 Buena Vista Avenue Realty Co., LLC
By Brian K. Murray
(print name)

Sworn to before me this
day of: 4th of Sept 2009



Notary Signature

OFFICIAL SEAL
JASON B. MOORE
NOTARY PUBLIC
STATE OF NEW YORK
BRONX COUNTY
COMMISSION NUMBER: 01MO0100319
MY COMMISSION EXPIRES 02/06/2011

Owner Authorization

(ATTACHMENT 2)

[Redacted]

ADDRESS: 66 Buena Vista Avenue BLOCK: 511 LOTS: 27 ZONING: DWD

PROJECT NAME/LOCATION REFERENCE: BUENA VISTA Planned Urban Redevelopment

OWNER: Gary Jones and Mavis Jones (A/K/A Mavis West)

ADDRESS: 5247 Brasswood Drive

CITY: Stone Mountain

STATE: GA

ZIP: 30088

PHONE:

FAX:

9-3-09

(date)

I am the owner of the property cited above. By signing below I authorize TEUTONICA BUENA VISTA LLC to apply for an/a Planned Urban Redevelopment Special Permit review and to make an application on my behalf to the City of Yonkers. I understand that any permission granted and any conditions imposed by the City of Yonkers will accrue to the above cited property and will be the responsibility of the property owner.

Property Owner

(signature)

Gary L Jones
Gary Jones (print name)

Mavis Jones

MAVIS JONES
MAVIS JONES (A/K/A MAVIS WEST)

Sworn to before me this

day of: September 8, 2009

Denise E Hicks

Notary Signature

DENISE E HICKS
Notary Public
DeKalb County, GA
Expires: July 21, 2012

(ATTACHMENT 2)

Owner Authorization

ADDRESS: 41-49 BUENA VISTA BLOCK: 512 LOT(S): 11/13/15 ZONING:

PROJECT NAME/ LOCATION REFERENCE: BUENA VISTA P/R

OWNER: TEUTONIA BUENA VISTA LLC

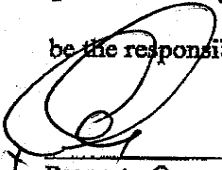
ADDRESS: 92 MAW ST

CITY: YONKERS STATE: NY ZIP: 10701

PHONE: 914 410 9090 FAX: 914 410 9093

9/23/09
(date)

I am the owner of the property cited above. By signing below I authorize TEUTONIA BUENA VISTA LLC to apply for an/a SPECIAL USE AND SITE PLAN APPLICATION review and to make an application on my behalf to the City of Yonkers. I understand that any permission granted and any conditions imposed by the City of Yonkers will accrue to the above cited property and will be the responsibility of the property owner.

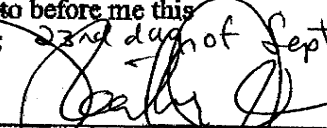


Property Owner (signature)

ALAN CITE
(print name)



Sworn to before me this
day of: 23rd day of September 2009



Notary Signature

HEATHER H. JOHNSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01J06206006
Qualified in Rockland County
Commission Expires 5/11/2013

PART 1 - PROJECT INFORMATION

Prepared by Project Sponsor

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

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

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

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

A. Site Description

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

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

2. Total acreage of project area: 2.04

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

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

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

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? Not applicable Acres. (See 1 NYCRR 370).

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

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

Ultimately	<u>0</u>	<u>0</u>	460 (Trolley Barn - 40 dwellings; 412-dwelling unit multifamily building; 2 multifamily buildings totaling 8 dwellings)	<u>0</u>
------------	----------	----------	--------------------------------------------------------------------------------------------------------------------------------	----------

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

22. If water supply is from wells, indicate pumping capacity NA Gallons/minute.

23. Total anticipated water usage per day 64,900 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain _____

25. Approvals Required:

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

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If yes, indicate decision required:

- zoning amendment zoning variance (?) special use permit subdivision site plan
 new/revision of master plan resource management plan other _____

2. What is the zoning classification (s) of the site? DW, CM, BR (as per City of Yonkers GIS data)

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Residential development permitted in the CM and DW district with PUR special permit – density to be determined – total of 460 dwelling units existing and proposed on the 2.04 acre PUR site

4. What is the proposed zoning of the site? Not applicable

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Not applicable

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Residential, Commercial, Industrial, Vacant, Institutional, Mixed Use Residential/Commercial; DW, CB, CM, BA, BR, M, I

8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? Not applicable

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic? Yes No **Likely, to be determined**

D. Informational Details

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

E. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature _____ Title: _____

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

