

**BUENA VISTA TEUTONIA PUR DEVELOPMENT
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

Project Description: The Project Sponsor, Teutonia Buena Vista, LLC, proposes to construct a transit-oriented residential development in the City of Yonkers, Westchester County, New York. The Project involves the redevelopment of a number of vacant and/or underutilized properties within the downtown waterfront area and in close proximity to the Yonkers train station. The Project proposes construction of a 25-story, 412-dwelling unit apartment building with an ancillary clean-tech automated parking garage and a rooftop hydroponic garden. The proposed apartment building would be physically connected to and integrated with the Trolley Barn live-work building at 92 Main Street. In addition, the facades of three existing residential buildings at 66-72 Buena Vista Avenue would be rehabilitated to reflect their original period style of architecture. The Project Site consists of 2.04 acres within the DW zoning district and would require, among other approvals, special use permit and site plan approval of a Planned Urban Redevelopment (PUR) .

Location: East and west side of Buena Vista Avenue between its intersection with Main Street to the north and Prospect Street to the south, City of Yonkers, Westchester County, New York. The property address is 92 Main Street and 41-65 and 66-72 Buena Vista Avenue.

Tax Map Identification: Block 512, Lots 1, 11, 13, 15, 17, 21, 23; Block 111, Lots 24, 25, 27

Lead Agency and Contact Person: CITY OF YONKERS PLANNING BOARD
c/o Lee Ellman, AICP, Planning Director
Yonkers Planning Bureau
87 Nepperhan Avenue, Suite 320, Yonkers, NY 10701

Project Sponsor: TEUTONIA BUENA VISTA, LLC (METRO PARTNERS)
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Attn: Kenneth Dearden

DEIS Preparer: TIM MILLER ASSOCIATES, INC.
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Attention: Tim Miller, AICP; Bonnie Franson, AICP
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Lead Agency Acceptance Date: December 9, 2010

Date of Public Hearing: January 12, 2011

Deadline for Receipt of Public Comments: February 9, 2011

December 9, 2010

LIST OF PRIMARY CONSULTANTS

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