

**SCOPE
(Final 3/9/05)
Scoping Document**

**CROSS COUNTY SHOPPING CENTER RENOVATION & EXPANSION
NYS THRUWAY AND CROSS COUNTY PARKWAY, CENTRAL PARK, KIMBALL &
VREDENBURGH AVENUES
CITY OF YONKERS, NEW YORK**

**DRAFT ENVIRONMENTAL IMPACT STATEMENT
(DEIS)**

Name of Project: Cross County Shopping Center Renovation and Expansion

Project Location: NYS Thruway and Cross County Parkway, Central Park, Kimball & Vredenburg Avenues, Yonkers, New York

SEQRA Classification: Type 1

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

Lead Agency Contact: Mr. Lee Ellman, AICP

Scoping Distribution: Original: 11/16/04
Revised: 02/10/05

**Scoping Adoption by
Lead Agency:** March 9, 2005

PROPOSED ACTION

The Cross County Shopping Center is an existing shopping center located in the City of Yonkers, New York. The property consists of a total of approximately 71.1 acres of land comprised of eighteen tax lots. It is bounded on the north by the Cross County Parkway, on the east by Kimball Avenue, on the south by Vredenburg Avenue, and on the west by Central Park Avenue northbound, which is adjacent to the New York State Thruway (I-87). The Cross County Shopping Center also contains a number of private internal roadways including Xavier Drive, South Drive, North Drive and West Drive. The Proposed Action includes the following improvements to the existing Cross County Shopping Center:

1. The complete renovation of the open-air pedestrian mall.
2. The renovation of the existing eight-story office building.
3. The addition of approximately 289,000 square feet of new retail and restaurant space to the existing 1,266,341 square foot shopping center.
4. The removal of approximately 46,550 square feet of currently vacant existing retail space, yielding a net proposed 1,509,391 square foot shopping center.
5. The construction of a new 5 story customer parking structure, containing \pm 1,700 parking spaces.
6. The construction of a one level parking deck at the north end of the site, containing \pm 379 parking spaces.
7. The construction of related on and off-site traffic and infrastructure improvements.

Two additional actions are required to facilitate implementation of the proposed plan. They are:

1. Reapportionment and enlargement of the Macy's tax lot within the Cross County Center lot to facilitate the proposed Macy's building expansion.
2. Variances from the Yonkers Zoning Board of Appeals for no frontage on a street and no required side yards relative to the requirement that every building must be on its own lot
3. Extension of underground service tunnel
4. Deferred parking approval by Planning Board

POTENTIAL SIGNIFICANT ADVERSE IMPACTS

This Draft Environmental Impact Statement will address the potential impacts of the proposed Cross County Shopping Center renovation and expansion.

Potential significant adverse impacts relate to vehicular traffic, public transportation, air quality, noise, aesthetics and community character, topography and soils, water supply and sanitary sewer, stormwater runoff and fiscal impacts related to the Cross County Shopping Center

renovation and expansion.

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:

1. Title of the document: Draft Environmental Impact Statement
2. Title of the Proposed Action: Cross County Shopping Center Renovation & Expansion
3. Location: NYS Thruway And Cross County Parkway, Central Park, Kimball & Vredenburg Avenues; 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. Lee Ellman, AICP
Planning Director
City of Yonkers
Department of Planning & Development
87 Nepperhan Avenue
Yonkers, New York 10701-3892
Telephone 914-377-6558
Fax 914-377-6552

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: Brooks Shopping Center, Inc. c/o Midwood Management Company
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): Robert Roth, John Meyer Consulting
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.
3. Description of existing site development and relation of proposed development to existing development. Description of surrounding neighborhood and relation of proposed development to existing.
4. Description of existing site users and anchor and junior anchor tenants

C. Project Development Data

This section should include the following data:

1. Detailed description of the project components including proposed addition of square footage by building and total, number of parking spaces both surface and structured; building configuration compared with existing conditions.
2. Project Tax parcels and ownership.
3. Vehicular and Pedestrian access and circulation modifications
 - a. Exterior access to site; traffic control devices
 - b. Interior circulation; traffic control devices
4. Buildings and Architecture
 - a. Describe treatment of buildings and garage/deck
5. Traffic and Parking
 - a. Describe traffic improvements
 - b. Describe parking improvements and calculation of parking requirements
 - c. Describe deferred parking area and requirements
6. Infrastructure, stormwater management and utilities
 - a. Under utilities, describe relocation of Thruway stormwater pipe
7. Easements and reapportionments
8. Other Project Description Items
 - a. Other elements of project design including, landscaping, lighting walkways

IV. PURPOSE AND NEED FOR THE PROPOSED ACTION

A. Project Background and History

1. Describe access and traffic mitigation and improvements and buffering improvements to homes on Kimball Avenue resulting from Stop& Shop approval

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 renovation and expansion of the Cross County Shopping Center.

A. Land Use and Zoning

1. Existing Conditions

Land Use

- a. Describe existing land uses of the Cross County Shopping Center 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 use.
- 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, as well as the Yonkers Raceway Video Lotto and Ridge Hill developments if outside that boundary

Zoning

- a. Describe existing mapped zone; applicable regulations of the current Zoning Ordinance and reason for their application, including regulations related to deferred parking
- b. Describe zoning of adjacent properties
- c. Describe compliance of existing project with zoning and identify any existing variances

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 applicable zoning regulations and explanation of why they

are applicable. Include a table showing compliance, or non-compliance of the project with the requirements of the City's current Zoning Ordinance and describe any variances required.

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 on-site rock based on soil borings.
- d. 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, if any
- c. Description of existing vegetation

2. Potential Impacts

- a. Removal of vegetation
- b. Increase in rodent population during construction

3. Mitigation measures

- a. Description of landscape plan
- b. Construction phase extermination 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 one, ten, twenty-five, fifty and 100 year storms using an acceptable model).
 - e. Stormwater runoff quality and compliance with NYSDEC Phase II regulations including reference to Guidelines for Redevelopment Projects issued in April 2004.
2. Potential Impacts
 - a. Stormwater runoff quantity (The rate of stormwater runoff and peak discharge rates for the 1, 10, twenty-five, fifty 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. Stormwater management plan and permanent improvements.
 - 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 No-Build Traffic Conditions should be completed and the following intersections should be studied for both the weekday AM, PM and weekend peak hours.
 - Kimball Avenue and Mile Square Road
 - Kimball Avenue and Vredenburgh Avenue/Turner Avenue
 - Vredenburgh Avenue and Trenchard and Mile Square Road
 - Vredenburgh Avenue and Central Park Avenue/I-87 Northbound Exit
 - Mile Square Road and Central Park Avenue Northbound
 - Mile Square Road and Central Park Avenue Southbound
 - Seminary Avenue and Mile Square Road
 - Central Park Avenue Northbound and the Mall at Cross County Access
 - Central Park Avenue and NYS Thruway Off Ramp
 - Central Park Avenue and Cross County Shopping Center South Drive
 - Central Park Avenue and Cross County Entry Drive
 - Central Park Avenue and Cross County Parkway Eastbound On Ramp
 - Vredenburgh Avenue and Xavier Drive
 - Vredenburgh Avenue and West Driveway
 - Central Park Avenue and Boulder Creek Access/Central Park Avenue U-Turn
 - Central Park Avenue and Spain Brook Parkway Access
 - Kimball Avenue and Fox Avenue
 - Kimball Avenue and Cross County Shopping Center Central Driveway
 - Kimball Avenue and Cross County Shopping Center North Driveway
 - Kimball Avenue and Midland Avenue East/Cross County Parkway Off Ramp
 - Kimball Avenue and Nevada Place
 - Midland Avenue West and Kimball Avenue

- Cross County Parkway Westbound Off Ramp and Midland Avenue West
- Midland Avenue East and Bronxville Glen Driveway
- Midland Avenue East and Bronx River Road
- Cross County Parkway Eastbound and Westbound Ramps (Weaving Sections)
- Yonkers Avenue and I-87 Northbound Exit 2
- Broad Street and Fleetwood Avenue/Cross County Parkway Interchange 7
- All thruway ramp and ramp junctions at Exits 2,3 & 4 on I-87

These counts should be summarized and compared with other available data including any data from the City, County or State.

- b. In addition, there are several key ring road/internal intersections which should be studied.
 - West Drive and Macy's/Entry Drive
 - South Drive and West Drive
 - South Drive and North Drive
 - Xavier Drive and East Drive
 - North Drive and East Drive
 - South Drive and Proposed Parking Structure Drives
 - South Drive and Xavier Drive
 - North Drive and Xavier Drive
- c. In addition, machine traffic counts should be conducted at the following locations to provide both daily and hourly variation data.
 - Central Park Avenue south of Mile Square Road
 - Central Park Avenue north of Mile Square Road
 - Mile Square Road between Vredenburg Avenue and Kimball Avenue
 - Vredenburg Avenue
 - Kimball Avenue south of Vredenburg Avenue
 - Kimball Avenue north of Midland Avenue
 - Midland Avenue East between Bronx River Road and Kimball Avenue
 - Midland Avenue West - west of Kimball Avenue

2. Future Traffic Considerations 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. In addition, traffic for any known proposed developments in the area which will be identified by the Planning department should also be estimated and added to the projected traffic volumes to obtain the future design year (2009) No-Build Traffic Volumes.

3. Anticipated Impacts

- a. Estimates of the expected additional site generated traffic volumes for the shopping center expansion should be prepared in accordance with the data published by the Institute of Transportation Engineers (ITE) for each of the peak hours as well as daily. In addition, an evaluation of "Christmas Season" traffic conditions utilizing Institute of Transportation Engineers (ITE) data published for shopping center "Christmas Season" should also be done. This should also include manual and machine traffic counts and pedestrian counts.

- b. Arrival and departure distribution should be developed for the site to assign the site generated traffic volumes to the roadway network and shown graphically on a flow diagram for each intersection. As discussed in Item 9 below, alternate distribution patterns should be developed for alternate driveways/access configurations.
- The site generated traffic volumes should be shown for each intersection and combined with the design year No-Build Traffic Volumes for each of the access scenarios to obtain the Build Traffic Volumes for each of the intersections for each of the peak hours.
- c. Various figures should be prepared showing the Existing, No-Build, Site Generated and Build Traffic Volumes for each of the peak hours for each of the intersections.
- d. Utilizing the latest available version of the Highway Capacity Manual software from the 2000 Highway Capacity Manual, a capacity analysis should be conducted at each of the intersections to determine Levels of Service and operating conditions. The results should be summarized in tabular form and include a summary of the Levels of Service, average vehicle delays and volume to capacity ratios. This should be done by approach as well as for the overall intersection.

Furthermore, due to the importance of the traffic signal coordination in the area, a SYNCHRO-simulation/Sim traffic analysis should be prepared for the Kimball Avenue and the Mile Square Road Central Park Avenue corridors. Any other interconnected signals (such as along South Drive) should also be evaluated. Signal Warrant evaluations should be completed for any unsignalized locations.

Conduct ramp, weaving and queuing analyses for all Thruway ramp and ramp junctions at Exits 2, 3, & 4 on I-87 for existing, no-build and build conditions.

- e. Alternate Access Configurations
Considering the current conditions in the area and due to the size of expansion, alternate access configurations should be considered. At a minimum these should include:
- A possible one-way entry at the Kimball Avenue north access together with a one-way exit at the Central access.
 - Alternate driveway configurations on Central Park Avenue
 - Alternate access from the Cross County Parkway/Central Park Avenue
 - Consider providing one-way traffic flow on a portion of Mile Square Road and possibly other area roadways.
- f. Accident data should be collected and summarized for all area intersections for the latest 3-year period.
- g. A conceptual improvement plan should be prepared showing the proposed improvements including identifying the ability to accommodate turning vehicles at any improved intersections.
- h. A parking utilization and parking projection analysis should be prepared to support the adequacy of the parking facilities.
- i. Existing and Projected Public Transportation usage should be documented and any mitigation or provision of new facilities, shelters, etc. should be evaluated. All bus routes including on site stops and routing and the need for any other

mitigation should be coordinated with the Westchester County Department of Transportation.

- j. Pedestrian access routes to and from the site should be identified. The adequacy of existing or future sidewalks should be analyzed.
 - k. A discussion and evaluation of the expected maintenance and protection of the traffic during construction should be presented.
4. Proposed Mitigation
- a. Summarize mitigation incorporated into project
 - b. Based on the results of the analysis, alternates for both on-site and off-site mitigation should be explored.
 - c. 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 2000 Highway Capacity Manual (HCM). Analysis will be performed using an appropriate analysis tool such as a SYNCHRO. Results shall be tabulated by lane group.
 - b. Conduct a detailed accident assessment at identified locations of concern.
5. Future Traffic Conditions Without the Project
- a. Apply an annual growth factor of 2% to the counted volumes up to the 2009 design year for completion of the proposed Cross County Shopping Center renovation and expansion. Superimpose traffic from the Yonkers Raceway Video Lotto and Ridge Hill developments on the area traffic volumes as applicable.
 - b. Calculate intersection capacity and operational level of service at the Study Intersections for future conditions without the Project. Conduct ramp, weaving and queuing analyses for all Thruway ramp and ramp junctions at Exits 2, 3, & 4 on I- 87.
6. Anticipated Traffic Impacts
- a. Superimpose traffic generated by the proposed Cross County Shopping Center expansion on the traffic volumes without the proposed project. Incorporate roadway improvements included as part of the proposed action, and the associated redistribution of existing traffic volumes into the projection of future traffic volumes with the proposed project.
 - b. Calculate intersection capacity and operation level of service at the Study Intersections for future conditions with the Project. Conduct ramp, weaving and queuing analyses for all Thruway ramp and ramp junctions at Exits 2, 3, & 4 on I- 87.
7. Proposed Parking
- Address the adequacy of the number of parking spaces proposed to be constructed with respect to applicable ordinances and anticipated parking demand generated by the proposed Cross County Shopping Center expansion.
8. Public Transportation
- Assess the availability of mass transit to serve the Cross County Shopping Center

expansion.

9. Proposed Traffic Mitigation

- a. Identify significant traffic increases attributable to the proposed project. Discuss and analyze roadway improvements proposed by the applicant to mitigate the project-induced traffic. The improvements may include road widening and new pavement markings, traffic signal installations and modifications, etc.
- b. Identify the most appropriate means for alleviating any on-site circulation concerns related to the Cross County Shopping Center.
- c. Discuss the potential use of police officers at appropriate intersections to mitigate traffic impacts

G. Noise

A screening analysis will be conducted to identify locations where potential noise impacts could occur as a result of the Cross County Shopping Center renovations and additions. This methodology will be based on the increase in passenger car equivalents (PCE) along affected roadways. Where there is a doubling of PCE's, sensitive locations will be identified for monitoring and noise prediction calculations for the time periods identified. If there are no roadway links with a doubling of PCEs, 2 to 3 sensitive receptors in the vicinity of the shopping center and major approaches will be monitored during the PM peak hour in order to characterize existing noise levels.

The methodology to be utilized shall be as described below.

1. Existing Conditions

Describe ambient conditions at the locations listed above. Identify and discuss qualitatively existing sources of noise.

Based on the results of the traffic analysis and vehicular trip assignment, identify roadways where significant increases of passenger car equivalents (PCE's) would result from the Cross County Shopping Center expansion. If sensitive receptors are located along these affected roadways, conduct a noise-monitoring program in accordance with NYSDOT/EPM and NYSDEC ("Assessing and Mitigating Noise Impacts," February 2, 2001) guidelines.

2. Potential Impacts

Describe noise that will be generated on a long-term basis after the Cross County Shopping Center expansion is complete and in use. Calculate daytime noise increases adjacent to roadways with a doubling of PCEs. If significant nighttime activity is generated by the proposed development, a nighttime analysis will be conducted with noise levels evaluated. Identify potential sources of noise including truck and bus noise and idling.

3. Mitigation Measures

Identify Mitigation measures to mitigate potential significant adverse noise impacts,

if such mitigation measures are necessary.

H. Air Quality

An analysis of potential air quality impacts is to be performed with the proposed Cross County Shopping Center renovations and additions in place. Intersections where an increase in traffic volumes would result from the Cross County Shopping Center renovations and additions will be screened to determine if a more rigorous analysis is required.

1. Existing Conditions

Identify air quality pollutants of concern (carbon monoxide and dust) and describe. Provide existing available air quality data for the region around the subject site. Discuss compliance with ambient air quality standards.

2. Potential Impacts

Intersections evaluated in the traffic analysis will be screened utilizing the procedure from NYSDOT's Environmental Procedures Manual. If the traffic analysis recommends any intersection improvements the screening will be performed on the intersection with improvements. 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 Cross County Shopping Center renovations and additions for the 2009 completion year. Results of the modeling procedure will be completed to identify potential impacts resulting from the proposed action.

3. Mitigation Measures

Identify mitigation measures 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
 - Provide photos from Central Avenue, NYS Thruway and Cross County Parkway
- b. View of the site from nearby residential properties along Kimball and Vredenburgh Avenues
 - Describe existing conditions of rear views to site from homes on Kimball Avenue and describe buffering resulting from Stop & Shop improvements
- c. Description of character of neighborhood

2. Potential Impacts

- a. Describe façade treatments, rooftop equipment and screening
- b. Analysis of altered views using photographs and building elevations and

- sections.
 - c. Provide a key map for all sections.
 - Provide site line diagrams and sections showing altered views to buildings and parking garage and deck; show views of roofs and rooftop equipment and treatment
 - d. Describe relationship to other uses; provide sections
 - e. Lighting – describe type and level of lighting, off-site impacts
 - f. Proposed signage –type, illumination and impact area; show elevation and section on buildings and relation to houses on Kimball and Vredenburgh Avenues
 - g. Show all anticipated roof equipment and screens on building elevations and on sections identifying height
 - h. Describe any potential changes to neighborhood character
 - i. Describe retaining walls, if any, and their material and treatment
3. Mitigation Measures
- a. Architectural treatment to buildings and parking structure.
 - b. Locations of proposed buildings and parking structure.
 - c. Site lighting
 - d. Site landscaping

J. Socio-economic

1. Fiscal

Existing conditions

- a. Describe current taxing structure of the City and County, and present tax payments for the project site including sales and property tax
- b. Describe any existing tax abatements from any jurisdictions.

Anticipated Impacts

- a. Property and other taxes including sales and property tax after development to affected taxing jurisdictions.
- b. Describe any PILOT payments or other tax incentive programs to be utilized and impacts on taxes generated during construction and operation period
- c. Employment created including short term construction jobs and long term employment

Mitigation Measures

- a. Property and other taxes generated to affected taxing jurisdictions

2. Socio Economic

Existing Conditions

- a. Provide a commercial character assessment that describes shopping and demographic characteristics of site and surrounding area.
- b. To the extent possible, identify type and square footage of general merchandise to be sold on standardized categories.
- c. Identify trade area for Cross County Center; determine current household spending
- d. Identify and map major retail centers and community retail nodes in trade area. Identify number of stores in specified general retail categories for each center and specify anchor and partial anchor stores in each. Areas to be inventoried include:
 - Major retail centers
 - Community retail nodes
 - Portion of Central Park Avenue within market area
 - Getty Square/ South Broadway/waterfront area
 - Fordham Road, Bronx (if in trade area)
 - Bay Plaza, Bronx (if in trade area)

Provide explanation of why downtown White Plains should or should not be included in impact analysis, and include only if required.
- e. Quantify demographics and household spending categories in trade area.

Potential Impacts

- a. Estimate potential spending capture rate by Cross County Shopping Center and captured trade area spending
- b. Estimate potential Cross County Center retail square footage supported from trade area households
- c. Identify shopping areas that may be affected by proposed action due to location, existing physical conditions and vacancy rates.
- d. In potentially affected areas, if any, assess retail categories affected and how area could be impacted by closing of those stores
- e. Describe how anchors and partial anchors contribute to success of specific shopping areas and how they might be impacted and how potential displacement, if any, could have a blighting influence on that center or area
- f. Identify impacts of all described retail locations and if some displacement may cause or contribute to economic blight

Mitigation Measures

- a. Describe policies to alleviate impact on retail

K. Community Facilities and Services

1. Police/Fire/Emergency Services
 - a. Existing Conditions
 - Describe any on-site security services
 - b. Potential Impacts
 - Consider any cumulative impacts with the Video Lottery Terminal and Ridge

Hill developments
c. Mitigation Measures

2. Security
 - a. Existing Conditions
 - b. Potential Impacts
 - c. Mitigation Measures
3. Solid Waste
 - a. Existing Conditions
 - b. Potential Impacts
 - c. Mitigation Measures including recycling measures

L. Construction

1. Existing Conditions
 - a. Prior construction on site
2. Anticipated Impacts
 - a. Rock removal
 - b. Pile driving
 - c. Delivery of materials
 - d. Construction traffic
 - e. Construction Phasing and staging
 - f. Noise and dust impacts
 - g. Days and times of construction
3. Mitigation
 - a. Traffic Control
 - b. Phased Construction
 - c. Air and noise mitigation measures

M. Hazardous Materials

1. Existing Conditions
 - a. Phase I investigation results and Phase II, if required.
2. Anticipated Impacts
 - a. Analysis of materials to be removed including hazardous, asbestos, etc.
 - b. Volume and method of disposal of construction debris material including buildings, pavement, concrete, etc.
3. Mitigation

VI. ALTERNATIVES

A. No Action

B. Expansion with greater square footage than proposed action

- C. Expansion with less square footage than proposed action**
- D. Provision of Sears Automotive Center in existing Sizzler restaurant building with retail uses on second level**
- E. Conversion of existing office building to hotel use**
- F. Access Alternatives**

The following access alternatives should be analyzed:

- (1) Modification of access connection to Central Avenue
- (2) Modification of Kimball Avenue driveways to one-way or restricted movements
- (3) Direct access from Cross County Parkway
- (4) Provision of one-way traffic flow on a portion of Mile Square Road and possibly other area roadways.
- (5) Direct access connection from the NYS Thruway and Cross County Parkway to Cross County Center, including:
 - Thruway to Cross County Center
 - Thruway to Cross County Parkway to Cross County Center
 - Cross County Parkway to Cross County Center
 -

- VII. ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED**
- VIII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**
- IX. GROWTH-INDUCING IMPACTS**
- X. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES**
- XI. APPENDICES**

Involved Agencies

City of Yonkers, Mayor Philip Amicone, PE
City of Yonkers City Council President, Richard Martinelli
City of Yonkers, Traffic Engineer. Brian O'Rourke PE
City of Yonkers, City Engineer, Andrew Api, PE
City of Yonkers, Police Dept, Robert Taggart
City of Yonkers, Department of Housing and Building, John Meyer, PE
City of Yonkers, Fire Dept, Anthony Pagano
City of Yonkers, Zoning Board of Appeals, Joseph Cianciulli, Chairman
City of Yonkers, Econ. Dev/IDA, Ed Sheeran
City of Yonkers, Department of Public Works, John Liszewski
City of Yonkers, Corporation Counsel, Frank Rubino, Esq.
Westchester County Planning Department,
Attn: Commissioner Gerard E. Mulligan
County Office Building, 148 Martine Avenue,
White Plains, NY 10601
Westchester County Department of Public Works, Attn: Kevin Roseman, Traffic Engineer
County Office Building, Room 400B
148 Martine Avenue, White Plains, NY 10601
Westchester County Department of Public Works, Attn: Ralph L. Butler, Commissioner
County Office Building, Room 518
148 Martine Avenue, White Plains, NY 10601
Westchester County Department of Transportation
100 East First Street
Mount Vernon, NY 10550
Attn: Mr. Lawrence Salley, AICP, Commissioner
City of Mt. Vernon, Dept. of Planning, Attn: Gerri Post
City Hall, Roosevelt Square, Mt. Vernon, NY 10596
NYS Department of Transportation, Region 8
Eleanor Roosevelt State Office Building
4 Burnett Boulevard, Poughkeepsie, NY 12603
Attn: Robert A. Dennison III, P.E. Commissioner
New York State Thruway Authority
4 Executive Boulevard, Suffern, NY 10901
Attn: Ramesh Mehta, FE
NYS DEC Region 3,
21 South Putt Corners Road, New Paltz, NY 12561
Attn: Lawrence C Biegel. Division of Regulatory Affairs
City of Yonkers Industrial Development Agency
Westchester County Industrial Development Agency
Empire State Development Corporation

Interested Agencies and Other Parties

Brooks Shopping Center, Inc.
Midwood Management Corp.
Carlin-Simpson Associates
DelBello Donnellan Weingarten Tartaglia Wise & Wiederkehr, LLP
Street-Works, LLC
John Meyer Consulting
O'Dea Lynch Abbattista Consulting Engineers

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ADOPTED ON: March 9, 2005