

CROSS COUNTY SHOPPING CENTER
RENOVATION AND EXPANSION

DRAFT ENVIRONMENTAL IMPACT STATEMENT

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	EXECUTIVE SUMMARY	1
	A. Brief Description of the Proposed Action	1
	B. Summary of the Anticipated Impacts and Proposed Mitigation Measures	4
	C. Summary Description of the Project Alternatives	21
	D. List of Involved Agencies and Required Approvals and/or Permits	21
II.	DESCRIPTION OF THE PROPOSED ACTION	24
	A. Project Overview and Description of the Proposed Action	24
	B. Site Description	32
	C. Project Development Data	40
III.	PURPOSE AND NEED FOR THE PROPOSED ACTION	65
	A. Project Background and History	65
	B. Need for the Project	66
	C. Objectives of the Project Sponsor	66
	D. Benefits of the Proposed Action	67
IV.	ENVIRONMENTAL ANALYSES	69
	A. Land Use and Zoning	69
	B. Soils, Topography and Geology	104
	C. Vegetation, Wildlife and Wetlands	122
	D. Surface Water Resources	126
	E. Utilities	138
	F. Traffic and Parking	148
	G. Noise	199
	H. Air Quality	217
	I. Visual, Aesthetics and Neighborhood Character	227
	J. Socioeconomic	237
	K. Community Facilities and Services	297
	L. Construction	311
	M. Hazardous Materials	337

TABLE OF CONTENTS (Cont'd)

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
V.	ALTERNATIVES.....	345
	A. No Action	345
	B. Expansion With Greater Square Footage Than Proposed Action	347
	C. Expansion With Less Square Footage Than Proposed Action.....	349
	D. Provision of Sears Automotive Center in Existing Sizzler Restaurant Building with Retail Uses on Second Level.....	351
	E. Conversion of Existing Office Building to Hotel Use.....	352
	F. Access Alternatives	353
VI.	ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED	356
VII.	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES	358
VIII.	GROWTH INDUCING IMPACTS.....	359
IX.	EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES	360
X.	APPENDICES	361

LIST OF FIGURES

<u>NO.</u>	<u>TITLE</u>	<u>FOLLOWING PAGE</u>
I.A-1	Regional Site Location Map	1
I.A-2	Local Site Location Map	1
I.A-3	Aerial Photograph.....	1
I.A-4	Existing Conditions and Tax Map	1
I.A-5	Zoning Map	1
I.A-6A	Future View On Pedestrian Mall Looking West	1
I.A-6B	Future View From Sears Looking West	1
I.A-7A	Preliminary Layout Plan (Upper Level)	1
I.A-7B	Preliminary Layout Plan (Lower Level).....	1
I.A-7C	Pile Driving Location Plan	7
I.A-7D	Anticipated Pile Driving and Rock Removal Schedule.....	7
I.A-8	Summary of Improvements	10
I.A-9	Summary of Improvements	10
I.C-1A	Proposed Internal Roadways Layout and Flow	53
I.C-1B	Summary of Improvements	54
I.C-1C	Summary of Improvements	54
II.B-1A	Preliminary Parking Layout (Upper Level).....	58
II.B-1B	Preliminary Parking Layout (Lower Level)	58
II.C-1	Existing Easement Map	61
II.C-2	Preliminary Macy's Reapportionment Plan	62
IV.A-1	Land Use Plan.....	71
IV.A-2	Zoning Map	72
IV.B-1	Site Topography Map	104
IV.B-2	Site Soils Map.....	104
IV.B-3	Preliminary Grading Plan	109
IV.B-4	Anticipated Rock Removal Location Plan	110
IV.B-4A	Rock Crushing & Stockpile Location Plan.....	112
IV.B-5	Site Cut and Fill Plan.....	117
IV.B-6	Preliminary Sediment and Erosion Control Plan.....	119
IV.C-1	Preliminary Landscaping Plan.....	124
IV.C-2	Preliminary Planting Palette	124
IV.D-1	Existing Drainage Area Map	126
IV.D-2	Preliminary Stormwater Management Plan.....	127
IV.D-3	Proposed Drainage Area Map.....	130
IV.D-4	Proposed Water Quality Area Map	133
IV.E-1	Preliminary Water Service Plan	138
IV.E-2	Preliminary Sanitary Sewer Service Plan	142
IV.E-3	Off-Site Sanitary Sewer Route	142
IV.E-4	Existing and Proposed Sanitary Flows	143
IV.F-1	2005 Existing Traffic Volumes-Peak Weekday AM Hour-Local	152
IV.F-2	2005 Existing Traffic Volumes-Peak Weekday AM Hour-Remote.....	152
IV.F-3	2005 Existing Traffic Volumes-Peak Weekday PM Hour-Local.....	152
IV.F-4	2005 Existing Traffic Volumes-Peak Weekday PM Hour-Remote.....	152

LIST OF FIGURES (Cont'd)

<u>NO.</u>	<u>TITLE</u>	<u>FOLLOWING PAGE</u>
IV.F-5	2005 Existing Traffic Volumes-Peak Saturday Hour-Local	152
IV.F-6	2005 Existing Traffic Volumes-Peak Saturday Hour-Remote	152
IV.F-6A	Existing Internal Volume-Peak Saturday Hour	168
IV.F-7	Additional Site Generated Traffic Volumes-Peak Weekday AM Hour-Local	172
IV.F-7A	Expansion Generated Distributions	172
IV.F-7B	Expansion Generated Distributions	172
IV.F-8	Additional Site Generated Traffic Volumes-Peak Weekday AM Hour-Remote	172
IV.F-9	Additional Site Generated Traffic Volumes-Peak Weekday PM Hour-Local	172
IV.F-10	Additional Site Generated Traffic Volumes-Peak Weekday PM Hour-Remote	172
IV.F-11	Additional Site Generated Traffic Volumes-Peak Saturday Hour-Local	172
IV.F-12	Additional Site Generated Traffic Volumes-Peak Saturday Hour-Remote	172
IV.F-12A	2009 Internal Build Volumes-Peak Saturday Hour	181
IV.F-13	HP-4 "Preliminary Highway Layout Plan"	186
IV.F-14	HP-5 "Preliminary Highway Layout Plan"	186
IV.F-15	HP-6 "Preliminary Highway Layout Plan"	186
IV.F-16	HP-7 "Preliminary Highway Layout Plan"	186
IV.F-17	HP-8 "Preliminary Highway Layout Plan"	186
IV.F-18	HP-9 "Preliminary Highway Layout Plan"	186
IV.F-19	HP-10 "Preliminary Highway Layout Plan"	186
IV.F-20	HP-11 "Preliminary Highway Layout Plan"	186
IV.I-1	Existing Conditions Key Plan	227
IV.I-2	Cross County Parkway	227
IV.I-3	Central Park Avenue	227
IV.I-4	New York State Thruway (I-87)	227
IV.I-5	Vredenburgh and Kimball Avenues	227
IV.I-6	Neighborhood Character	228
IV.I-7	View Corridor Key Plan	229
IV.I-8	View Corridors	229
IV.I-9	View Corridors	229
IV.I-10	View Corridors	229
IV.I-11	View Corridors	229
IV.I-12	View Corridors	229
IV.I-13	View Corridors	229
IV.I-14	Master Planning Principles	231
IV.I-15	Exterior Design Principles	231
IV.I-16	Site Section/Elevations	231
IV.I-17	Site Section/Elevations	231

LIST OF FIGURES (Cont'd)

<u>NO.</u>	<u>TITLE</u>	<u>FOLLOWING PAGE</u>
IV.I-18	Façade Treatments: Building Elevation Details	231
IV.I-19	Façade Treatments: Building Elevation Details	231
IV.I-20	Façade Treatments: Building Elevation Details	231
IV.I-21	Façade Treatments: Building Elevation Details	231
IV.I-22	Lighting	231
IV.I-23	Signage	231
IV.I-24	Signage	231
IV.I-25	Signage	231
IV.I-26	Signage	231
IV.I-27	Rooftop Equipment Treatments.....	232
IV.I-28	Rooftop Equipment Screening.....	232
IV.J-1	Geographic Origin of Patrons and Frequency of Visits	270
IV.J-2	Existing Primary Trade Area	271
IV.J-3	Existing Secondary Trade Area	271
IV.J-4	Competing Shopping Centers and Retail Corridors	278
IV.J-5	Hypothetical Future Trade Areas.....	286
IV.L-1	Year 1 Phasing Plan.....	327
IV.L-2	Year 2 Phasing Plan.....	328
IV.L-3	Year 3 Phasing Plan.....	330
V.1	Alternative Comparison Chart.....	345
V.A-1	Alternative A-No Action	345
V.B-1	Alternative B-Expansion with Greater Square Footage Than Proposed Action	347
V.C-1	Alternative C-Expansion with Less Square Footage Than Proposed Action	349
V.D-1	Alternative D-Provision of Sears Automotive Center in Existing Sizzler Restaurant Building with Retail Uses on Second Level.....	351
V.E-1	Alternative E-Conversion of Existing Office Building to Hotel Use	352

LIST OF TABLES

<u>NO.</u>	<u>TITLE</u>	<u>PAGE/ FOLLOWING PAGE</u>
I.A-1a	Overall Intersection Operations.....	11
I.A-1b	Overall Intersection Operations.....	13
I.A-1	Project Permits and Approvals	23
II.B-1	Parking Summary Table	38
II.C-1	Existing Buildings Table	43
II.C-2	Parking Summary Table	48
II.C-3	Existing Conditions Parking Utilization.....	48
IV.A-1	Existing Buildings Table	69
IV.A-2	Existing In-Line Uses	71
IV.A-3	Zoning Conformance Table.....	96
IV.A-4	Zoning Conformance Table (Macy's Reapportionment).....	100
IV.A-5	Parking Summary Table	102
IV.B-1	Typical Subsurface Soil Conditions	106
IV.B-2	Summary of Boring Data.....	107
IV.B-3	Approximate Groundwater Elevation.....	117
IV.D-1	Peak Rates of Runoff in Existing Conditions	128
IV.D-2	Peak Rates of Runoff in Proposed Conditions	132
IV.D-3	Comparison of Peak Rates of Flows.....	134
IV.F-1a	Existing Roadways Physical Features	155
IV.F-1	Intersection Operations-Peak Weekday AM Hour	142
IV.F-2	Intersection Operations-Peak Weekday PM Hour.....	142
IV.F-3	Intersection Operations-Peak Weekday Saturday Hour	142
IV.F-4	Freeway Operations-Peak AM Hour	142
IV.F-5	Freeway Operations-Peak PM Hour.....	142
IV.F-6	Freeway Operations-Peak Saturday Hour	142
IV.F-6a	Queue Analysis-Peak AM Hour	142
IV.F-6b	Queue Analysis-Peak PM Hour.....	142
IV.F-6c	Queue Analysis-Peak Saturday Hour	142
IV.F-7	Reoccupied Site Traffic Volumes.....	170
IV.F-8	Additional Site Traffic Volumes	171
IV.F-8a	Holiday Site Traffic Volumes.....	171
IV.F-9	Regional Distributions.....	172
IV.F-10	Internal Intersection Operations-Peak Saturday Hour	182
IV.F-10aa	Alternate Access Intersection Operations.....	185
IV.F-10a	Accident History.....	185
IV.F-11	Existing Conditions Parking Utilization.....	192
IV.F-11a	Parking Summary Table	193
IV.G-1	Perception of Changes in Noise Levels.....	200
IV.G-2	Sound Level and Loudness of Typical Noises of Indoor and Outdoor Environments.....	201
IV.G-3	Noise Monitoring Locations.....	202
IV.G-4	Noise Monitoring Results.....	203

LIST OF TABLES (Cont'd)

<u>NO.</u>	<u>TITLE</u>	<u>PAGE/ FOLLOWING PAGE</u>
IV.G-5	Typical Construction Equipment Noise Levels (dba at 50 Feet).....	205
IV.G-6	Construction Equipment Noise Emission Levels	206
IV.G-7	Estimated Blasting Noise, Distance Attenuation.....	207
IV.G-8	Noise Impacts Associated with Blasting and Rock Drilling Operations.....	207
IV.G-9	Noise Impacts Associated with Rock Crushing Operations	208
IV.G-10	Noise Impacts Associated with Pile Driving Operations	209
IV.G-11	Traffic Volume Increases Adjacent to Noise Receptors.....	214
IV.H-1	Ambient Air Quality Data	218
IV.H-2	Summary of Typical Rock Crushing Plant Emission Factors	219
IV.H-3	Intersection LOS Summary	222
IV.H-4	Total Traffic Volumes Through Intersections	225
IV.J-1	Breakdown of the Tax Base by Property Classification City of Yonkers, 2005.....	240
IV.J-2	Breakdown of the Tax Rate City of Yonkers, 2005	241
IV.J-3	Annual Property Tax Revenues Generated by the Existing Cross County Shopping Center, 2004	242
IV.J-4	Sales Tax Rate City of Yonkers, 2005.....	243
IV.J-5	Annual Estimated Sales Tax Revenue Generated From Existing Cross County Shopping Center	244
IV.J-6	Annual Estimated Local Income Tax Revenue Generated from Existing Cross County Nonresident Employees	246
IV.J-7	Annual Municipal Expenditures for Existing Cross County Shopping Center.....	246
IV.J-8	Total Annual Municipal Revenue from the Existing Cross County Shopping Center	247
IV.J-9	Summary of Cost-Revenue Analysis for the Existing Cross County Shopping Center	248
IV.J-10	Annual Projected Property Tax Revenues Generated by the Redeveloped Cross County Shopping Center, 2004.....	249
IV.J-11	Projected Annual Sales Tax Revenue to be Generated from the Redeveloped Cross County Shopping Center	251
IV.J-12	Summary of Customer Origin Data for Existing Cross County Shopping Center, 2005	252
IV.J-13	Annual Estimated Local Income Tax Revenue to be Generated from Non-resident Employees of the Redeveloped Cross County.....	253
IV.J-14	Annual Municipal Expenditures to be Generated from Redeveloped Cross County Shopping Center.....	253
IV.J-15	Total Annual Municipal Revenue to be Generated from the Redeveloped Cross County Shopping Center.....	254
IV.J-16	Summary of Cost-Revenue Analysis for the Redeveloped Cross County Shopping Center	255

LIST OF TABLES (Cont'd)

<u>NO.</u>	<u>TITLE</u>	<u>PAGE/ FOLLOWING PAGE</u>
IV.J-17	Overall Summary Expanded Conceptual Project Budget.....	257
IV.J-18	Project Construction Period Employment and Earnings Impacts for Westchester and Bronx Counties	260
IV.J-19	Projected Construction Period Employment and Earnings Impacts for New York State	261
IV.J-20	Detailed Retail Inventory of the Existing Cross County Shopping Center .	266
IV.J-21	Summary of Residential Origin Data for Customers of the Existing Cross County Shopping Center	270
IV.J-22	Comparison of Spending Power by Retail Store Type Primary and Secondary Trade Areas.....	274
IV.J-23	Spending Power, Retail Sales and Leakage by Retail Store Type Primary Trade Areas.....	275
IV.J-24	Spending Power, Retail Sales and Leakage by Product Category Secondary Trade Areas.....	275
IV.J-25	Estimated Sales by Store Type for the Existing Cross County	277
IV.J-26	Spending Capture Rates Existing Cross County Shopping Center	277
IV.J-29	Spending Power, Retail Sales and Leakage by Retail Store Type Future Trade Area.....	288
IV.J-30	Estimated Sales at Redeveloped Cross County by Retail Store Category...	289
IV.J-31	Estimated Capture Rates for the Redeveloped Cross County For Selected Retail Store Categories.....	290
IV.K-1	Existing Fire Fighting Resources in Vicinity of Cross County Shopping Center	301

LIST OF APPENDICES

VOLUME II

<u>APPENDIX</u>	<u>TITLE</u>
II.A.	"Full Environmental Assessment Form" dated 07/28/2004
II.B.	"Final Scope for DEIS" City of Yonkers Planning Board, dated 03/09/2005
II.C.	"Building Application Review" by John P. Meyer, Commissioner, Department of Housing & Buildings, dated 04/27/2005
II.D.	"Preliminary Subsurface Soil and Foundation Investigation" by Carlin-Simpson & Associates, revised 04/19/2005
II.E.	"Phase I Environmental Site Assessment" by Assessment Resources & Technologies, Inc., dated 01/16/2005
II.F.	"Ground Penetrating Radar Survey of Underground Storage Tanks" by Roux Associates Inc., dated 04/22/2005
II.G.	Letter to John Meyer Consulting from City of Yonkers Water Bureau, dated 07/12/2005

VOLUME III

<u>APPENDIX</u>	<u>TITLE</u>
III.A., B.	"Traffic Impact Study" dated 07/29/2005

VOLUME IV

<u>APPENDIX</u>	<u>TITLE</u>
IV.	"Stormwater Management Plan" dated 08/2005

LIST OF HALF-SCALE DRAWINGS

The following half-scale drawings are provided under separate cover.

A. Street-Works, LLC.

<u>SHEET NO.</u>	<u>TITLE</u>		<u>REV. NO./DATE</u>
A-101	"Grade Level Architectural Plan"	3	05/18/2005
A-102	"First Level Architectural Plan"	3	05/18/2005
A-103	"Second Level Architectural Plan"	3	05/18/2005
A-104	"Roof Level Architectural Plan"	3	05/18/2005
A-201	"Architectural Elevations/Sections"	3	05/18/2005
A-202	"Architectural Elevations/Sections"	3	05/18/2005
A-203	"Architectural Elevations/Sections"	3	05/18/2005

B. John Meyer Consulting

<u>DWG. NO.</u>	<u>TITLE</u>		<u>REV. NO./DATE</u>
SP-1	"Cover Sheet"	3	05/18/2005
SP-2	"Overall Existing Conditions Plan"	2	05/18/2005
SP-3	"Existing Conditions Plan"	3	05/18/2005
SP-4	"Preliminary Demolition Plan"	1	05/18/2005
SP-5	"Overall Site Plan"	3	05/18/2005
SP-6	"Preliminary Layout and Striping Plan (Upper Level)"	3	05/18/2005
SP-7	"Preliminary Layout and Striping Plan (Lower Level)"	1	05/18/2005
SP-8	"Preliminary Grading Plan"	3	05/18/2005
SP-9	"Preliminary Utilities Plan"	1	05/18/2005
SP-10	"Preliminary Sediment & Erosion Control Plan"		05/18/2005
SP-11	"Preliminary Landscaping Plan"	3	05/18/2005
SP-12	"Average Street Grade Elevation Plan"	4	05/18/2005
SP-13	"Proposed Macy's Reapportionment Plan"	1	05/18/2005
ALTA-1	"ALTA/ACSM Land Title Survey"		05/28/2004
ALTA-2	"ALTA/ACSM Land Title Survey"		05/28/2004