



470 Nepperhan Avenue | Suite 200 | Yonkers, New York 10701 (914) 509-8651 www.yonkersida.com

PLEASE NOTE: Confidential information should NOT be inserted in this form as this form will be posted on our website. All confidential information should be inserted by marking "see confidential attachment note 1" etc.

APPLICANT INFORMA	ATION			
Applicant's Name: St. Clair Development, LI			Date of final application S	ubmission://
Name of Person Completing Application Joseph Apicella, Authoriz				
Name of Company (if applicable):				
Address: c/o Macquesten Compani	es, 438 Fifth Avenue,	Suite 100, F	Pelham, New York	10803
Phone: 914-667-7227	Mobile: 914-319-5102		Email: j_apicella@macc	juesten.com
PROJECT INFORMATION	ON			
Project Address: 36 Main Street and 38 Main Street	ain Street; 32 Main Str	eet, 1 River	dale Avenue, 3 Riv	verdale Avenue
Block(s) & Lot(s): 501-18, 501-19, 501-20, 5	501-22, 501-23			
Present Legal Owner of Site: St. Clair Development, LI		Is applicant/a	ffiliate present owner of	the site? Yes No
How will the site be acquired: (if ap by LDA from YCDA	pplicable)		ite planned to be acquire & 23: 5/22 from YCDA	ed: A; Lots 18 & 19 owned by Applican
1 1 1 1 1 1 1	Proposed Zone:	Are any varia needed:	nce Yes, rear yard setbac	ck; granted by Zoning Board on 1/18/22
' '	essed Area:		*if unknown, p	lease inquire with IDA Staff
	age, usage breakdown, ant	cicipated rever	nues, contribution to c	ect (i.e: land acquisition, scope of ommunity, etc.) and renderings to
Is the location currently:		Proposed Pr	oject's operation type	:
	/acant land Abandoned n use / occupied on of the current use of	Housing: If housing pl 76 rental c	omplete retail question Senior Affordable ease provide # of unit lwelling units with de a brief description	nnaire) Market Rate s, unit mix, street level use: ground floor commercial of the principal use of project upon
Estimated date project will nee	ed to begin utilizing benefi	its:	<u>08</u> / <u>01</u>	/
Likelihood of accomplishing pr	oposed project within thro	ee (3) years:	🛚 Likely or	Unlikely

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ESTIMATED PROJECT COST	S (Use best estim	ates. A	Any amendments should be	sent as addendum to application)
VALUE OF PROPERTY to be acquired			Ś	1,960,000
If you intend to leverage property alread	dy owned indicate int	ended	mortgage value: \$	
TOTAL COST OF CONSTRUCTION: (labo	r + materials)		11,700,000 ^{\$}	30,456,220
NON CONSTRUCTION Equipment / Furn		αισ. Ψ <u></u>		0
SOFT COSTS:			Ś	0 12,658,830 4,505,259 49,580,309
Other (explain): (developer fee)			Ś	4,505,259
TOTAL PROJECT COST			· S	49,580,309
	attached stateme	nt indi	icating why the Project sh	ssistance provided by the Agency? ould be undertaken by the Agency
COST (Financial Assistance) BENI	EFII (Economic De	evelopi	ment) ANALTSIS	VALUE OF EVENANTIONS
FINANCIAL ASSISTANCE REQUEST	TED (check all that a	apply)		VALUE OF EXEMPTIONS to be completed by IDA staff
Estimated value of Goods and Service from sales and use tax (see "Recaptu	s to be exempt		e of taxable purchases: 7,700,000	\$ <u>1,570,875</u>
■ MORTGAGE RECORDING TAX EXE * benefit not being sough			nated Mortgage amount:	\$
REAL PROPERTY TAX AGREEMEN Requested duration of PILOT: *See attached Exhibit B	<u>Т (PILOT)</u> *	YEAR	as: <u>30</u>	\$
INDUSTRIAL REVENUE BOND (IRE	and the second	5.700	nated value of bond:	\$
TOTAL VALUE OF FINANCIAL A	ASSISTANCE REQU	JESTE	D:	\$
Economic Development = BENI	EFIT			
Private Funds invested	\$ 25,548,566		Expected Gross Taxable R	eceipts: \$
Estimated Bank Financing	9,780,000		Addt'l Revenue to City/So	hool District: \$
NYS NCP HOME funds Westchester County NHLA	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		Regionally Significant	attract other investment Flife for the Residents of the City

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EMPLOYMEN	IT PLAN				
			If financ	cial assistance is granted	
	CURRENT # of jobs at proposed project location	# of jobs to be RELOCATED TO project location	Estimate # c FT and PT jobs to be <u>RETAINED</u>	and PT jobs to be CREATED upon THREE	Estimate the # of residents of the Labor Market Area in which the Project is located that will fill the FT and PT jobs to be created upon THREE years after Project completion*
Full Time - FT				15-20	100%
Part Time - PT					
Total					
*Labor Market Ar				AND/OR CREATED:	
JOB CATE	GORY	# job RETAINED	# jobs CREATED	SALARY (\$ Average or \$ Range)	FRINGE BENEFITS (\$ Average or \$ Range)
			_	. / 000 000	

 a) Result in the removal or abandonment of a plant or facility of the applicant from one area of the State of New York to another?	Vill the	e project: N/A
New York to another area of the State of New York?		Result in the removal or abandonment of a plant or facility of the applicant from one area of the State of New York
If Yes, to any of the above explain how the Agency's Financial Assistance is required to prevent the Project from	b)	
. , , , , , , , , , , , , , , , , , , ,	c)	Result in the abandonment of one or more plants or facilities located in the State of New York? 🗖 Yes 🗎 No

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CONSTRUCTION
Estimated length of construction: 28 MONTHS Start: / 2022 Estimated completion: / _2025
Estimate cost of project construction: \$\(\frac{+}{-}\\$30,456,200\)
Total cost attributable to materials: \$\\ \pm \ \p
Total cost attributable to labor: \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Estimate how many construction jobs will be created as a result of this project: 240
Estimated aggregate number of work hours of manual workers to be employed in project construction: 400
Will project construction be governed by a project labor agreement ("PLA") with the Building and Construction Trades Council of Westchester and Putnam Counties, New York AFL-CIO ("Council") 1 ? \square Yes \blacksquare No
If you have answered YES to the preceding question, please attach a copy of the PLA; and you need not Complete the remaining portions of this Section (but please see note below).
CONTRACTOR INFORMATION If contractor/subcontractor has a permanent location in or around Westchester County please use address.
List each Project Construction Contractor or Subcontractor below (currently known or reasonably expected to be hired) (Attached form for any additional and attach to the completed Application when submitting to IDA. Application will be considered incomplete if form is not included and will delay process.)
■ Contractor □ Subcontractor
Peter Palazzao Company Name: Cappelli Organization
Address: 5 Renaissance Square, White Plains, NY 10601
☐ Contractor ☐ Subcontractor
Name: Company Name:
Address:
☐ Contractor ☐ Subcontractor
Name: Company Name:
Address:

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¹ This may be either a PLA already in effect with the landlord of the Project facility, or a PLA made (or to be made) between the Applicant and the Council directly in connection with Project Construction.





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CONSTRUCTION (continued)
If some or all of the Contractor(s) or Subcontractor(s) to be involved in Project construction cannot reasonably be identified at this time, state whether it is Applicant's intention to require the following in its contract(s) for Project construction:
a) Local hiring (100 mile radius from project site):
b) Will contract require local hiring?
If Yes, percentage of manual workers that will be local: $80 + /-$ %
c) Union Labor?: 🛘 Yes 🗏 No
d) If Non-Union, will contract require payment of Prevailing Wage?:
If the answer to question "(b)" or "(c)" above is NO, explain omission: In light of the Project type (100% affordable) and size, the project is not viable if union labor is employed,
or payment of prevailing wage is required.
NOTES:
For purposes of this Application, "Prevailing Wage" shall mean the "prevailing rate of wage" as defined in Article 8 of the New York Labor Law.
If Applicant has indicated herein that Project Construction will involve a PLA, union labor, local hiring, and/or payment of Prevailing Wage, the Agency reserves the right to include such requirements in the Project Documentation as conditions for the extension and retention of tax benefits.
ENVIRONMENTAL REVIEW:
Has the required environmental review under the State Environmental Quality Review Act (SEQRA) been completed? — Yes □ No
If yes, please attach all documentation (e.g. environmental assessment form, environmental impact statement, findings and determinations of lead agency, to the extent applicable).
See Exhibit C for Negative Declaration issued by the Planning Board on January 12, 2021 and Full Environmental Assessment Form Parts 1, 2, and 3

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APPLICANT'S COUNSEL

Name of Counsel:		Phone	
Janet J. Giris, Esq.; Diana B. Kolev, Esq.		914-681-0200	
Address		Email:	
1 North Lexington Avenue, White Plains, N	NY 10601	∣jjg@ddw-law.com	n; dbk@ddw-law.com
PRINCIPAL OWNERS DIRECTORS: (List owners with	n 15% or more in equity	holdings with and their ow	nership percentage)
Rella Fogliano			
Type of entity: ■ Taxable □ Tax-Exempt Estable	lishment Date: 6	/_21	ate of Organization: NY
☐ Corporation ☐ Partnership :		er of General Partners: er of Limited Partners:	
■ Limited Liability Company/Partne			
☐ Sole Proprietorship			
If a foreign organization, is the Applicant authorized	to do business in the	e State of New York?	□ Yes □ NO
Corporate Structure – (Attach a schematic if Applicant is a	subsidiary or otherwis	e affiliated with another o	entity)

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REPRESENTATIONS by the APPLICANT

THE APPLICANT UNDERSTANDS AND AGREES WITH THE AGENCY AS FOLLOWS:

- A) <u>Job Listings</u> In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives and Financial Assistance from the Agency, except otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B) <u>First Consideration for Employ</u> In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives and Financial Assistance from the Agency, except otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C) Annual Sales Tax Filings In accordance with the Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the Annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D) Annual Employment Reports The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency on an annual basis, reports regarding the number of people employed at the project site including corresponding payroll records for the year ending.
- E) Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
 - § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- F) <u>Compliance with Applicable Laws:</u> The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

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REPRESENTATIONS by the APPLICANT (continued)

- G) False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- H) Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- Absence of Conflicts of Interest The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officers or employees of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described:
- J) All indemnifications and representations made by the Applicant in the within Application for Financial Assistance are made both to YIDA and YEDC.
- k) YIDA and YEDC are represented by Harris Beach PLLC as transaction counsel, or if Harris Beach PLLC has a conflict then YIDA and YEDC will identify an alternative law firm to act as Transaction Counsel. You are responsible for the costs and expenses of YIDA and YEDC Transaction Counsel and YIDA and YEDC will establish and have you maintain escrowed funds as the project progresses to pay Transaction Counsel fees. YOU WILL RECEIVE AN ACKNOWLEDGEMENT AFTER SUBMISSION OF THIS APPLICATION THAT OUTLINES ALL COSTS AND BENEFITS AND YOU WILL NEED TO SIGN THE ACKNOWLEDGMENT BEFORE FINAL APPROVALS ARE MADE AVAILABLE.

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HOLD HARMLESS AGREEMENT

Applicant hereby releases City of Yonkers Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, and agrees that the Agency shall not be liable for and the applicant agrees to indemnify, defend, pay and hold the Agency harmless from and against any and all liability arising from or expense incurred by the Agency concerning (A) the Agency's costs and expenses in the examination and processing of, as well as action pursuant to or upon, the attached Application, as well as verification of assertions in the application or other applicant submittals or applicant claims made now or in the future, regardless of whether or not the application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's costs and expenses in reviewing any acquisition, construction and/or installation of the Project described therein and (C) and further action, costs and expenses taken by the Agency - with respect to the project; including without limiting the generality of the foregoing, all causes of action and fees and expenses for Agency attorneys, accountants, economists, engineers, architects or other professionals or consultants incurred regarding any part of the application or the review and/or approval and/or monitoring of compliance by the applicant with all laws, rules and regulations and/or in defending any suits or actions which may arise as a result or any for the foregoing. If, for any reason, the applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the applicant are unable to reach final agreement with the respect to the Project, then, in the event, upon presentation of an invoice itemizing the same, the applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including fees and expenses for Agency attorneys, accountants, economists, engineers architects or other professionals or consultants, if any.

Applicant upon approval shall be responsible for any reasonable costs incurred by the Agency to verify employment or use of benefits received by the YIDA or other information required under the Public Authorities Accountability Act or other law, rule or regulation otherwise at the time said Verification is required.

This Indemnity and Hold Harmless Agreement shall survive any closing or other transaction in which benefits are sought or received by the applicant and shall continue for a period of time up to and including three years after the last benefit is received by the applicant from the City of Yonkers Industrial Development Agency.

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CERTIFICATION

The applicant and the individual executing this application on behalf of the applicant acknowledge that the Agency will rely on the representations made herein when acting on this application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

	Rella Fogliano	, bein	g first duly sworn, deposes and says:	
L.	That I am the	MANAGER	of St. Clair Development, LLC	and that I am
		(Corporate Officer)	(Applicant)	
	duly authorize	ed on behalf of the Applican	nt to bind the Applicant.	
			\.(
				ature of Officer)
		med to me under penalties of		ature of Officer)
		med to me under penalties of	perjury	ature of Officer) MCAULIFFE
			perjury TERESA M A Notary Public - S	MCAULIFFE state of New York
	Just 16 Bay of F	H. M. Andle	TERESA M. Notary Public - S	MCAULIFFE state of New York C6065626
	Just 16 Bay of F		TERESA M. Notary Public - S NO. 01MC Qualified in Wes	MCAULIFFE state of New York
th	is 16 th ay of F	H. M. Andle	TERESA M. Notary Public - S NO. 01MC Qualified in Wes	MCAULIFFE tate of New York C6065626 stchester County
th LI	CATION FEI	E & PROCESSING	TERESA M. Notary Public - S NO. 01MC Qualified in Wes	MCAULIFFE itate of New York C6065626 stchester County pires Oct 22, 2025
th	CATION FEI	EBRWARY, 20 27 And John Strain Strai	TERESA M. Notary Public - S. NO. 01MC Qualified in Wes. My Commission Ex.	MCAULIFFE itate of New York C6065626 stchester County pires Oct 22, 2025
LI	CATION FEI	E & PROCESSING ation is the non-refundable	TERESA M. Notary Public - S NO. 01MC Qualified in Wes My Commission Ex	MCAULIFFE itate of New York C6065626 stchester County pires Oct 22, 2025

FEES

AGENCY CLOSING FEE:

The Agency will collect an Agency Fee <u>at the time of IDA closing</u>. Fees are based on the type of financial transaction. (*Please see fee schedule below*)

Agency Fee Type
Straight Lease Transactions
Some Transactions
Straight Lease Transactions
Some Total Project Cost
Some Total Project Cost

ANNUAL ADMIN FEE:

Project Type: Straight Lease

The Agency will collect an Annual Administrative Fee based on your project type and amount. This fee will be due annually on Feb 28th, after IDA benefits are provided to the project. (Please see fee schedule below)

Annual Fee

Up to \$10M	\$ 500
Over \$10M	\$1,000
Project Type: BONDS	Annual Fee
Up to \$10M	\$1,000
Over \$10M	\$2,000

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EXHIBIT A

ST. CLAIR DEVELOPMENT, LLC

Project Narrative Statement

Macquesten Development LLC, through its related entity St. Clair Development, LLC (the "Applicant"), proposes to construct a 10-story mixed-use residential building with ground floor commercial space, seventy-six (76) affordable rental dwelling units, and related parking and infrastructure to be known as St. Clair Residences (the "Project") on real property parcels located at 36-38 Main Street, 32 Main Street, and 1-3 Riverdale Avenue, which are also known and designated on the tax assessment map of the City as Section 1, Block 501, Lots 18, 19, 20, 22 and 23 (collectively, the "Project Site"). The Project Site is currently vacant and consists of approximately 10,198 square feet (minus 922 square feet in the Riverdale Avenue right of way) on the southwest corner of Riverdale Avenue and Main Street, and is located in the D-MX Mixed-Use Downtown Zoning District ("D-MX District").

The parcels at 32 Main Street, 1 Riverdale Avenue, and 3 Riverdale Avenue are owned by the Yonkers Community Development Agency (collectively, the "YCDA Parcels") and the adjacent real property at 36 Main Street and 38 Main Street has recently been acquired by the Applicant (collectively, the "Applicant Parcels"). On April 26, 2021, the YCDA entered into a Letter of Intent for the conveyance of the YCDA Parcels to Macquesten Development, LLC. On December 20, 2021, the YCDA conditionally designated the Applicant a qualified and eligible sponsor for development of the Project on the Project Site. YCDA approval of a Land Disposition Agreement for the YCDA Parcels is expected in March/April 2022. City Council approvals in connection with disposition of YCDA Parcels are anticipated in March/April 2022. Following disposition of the YCDA Parcels to the Applicant, the YCDA Parcels and the Applicant Parcels will be combined into a single tax lot.

The proposed building would consist of a total of 81,105 square feet. The ground floor of the building would be 9,741 square feet, including 3,071 square feet of commercial uses, and the nine floors of residences would be a total 71,364 square feet. The Project would contain a total of 76 rental dwelling units, including 12 studios, 36 one-bedrooms, 23 two-bedrooms, and 5 three-bedroom units. These residential rental units would be occupied only by persons of low income whose annual household income ranges from forty percent (40%) to eighty percent (80%) of the Westchester area median income ("AMI") for their household size (based on US Census data and as updated by the US Department of Housing and Urban Development).

The subsurface parking structure would consist of two below ground levels, with an access ramp from Main Street, and accommodate approx. 34 off-street parking spaces. The Applicant would make a payment of a fee in lieu for approx. 32 off-street parking spaces to satisfy the 66-space off-street parking requirement for the Project. The building would also be improved with a 2,500 square-foot green roof to reduce stormwater runoff.

In connection with the Project, the Applicant applied for site plan approval from the City of Yonkers Planning Board ("Planning Board") and sought a rear yard setback variance from the City of Yonkers Zoning Board of Appeals ("Zoning Board") to accommodate the Project. The Project was classified as an Unlisted Action under the State Environmental Quality Review Act

("SEQRA") and underwent coordinated review, with the Planning Board acting as Lead Agency. On January 12, 2022, the Planning Board completed the SEQRA process by issuing a Negative Declaration for the Project. By Resolution dated January 18, 2022, the Zoning Board granted the requested rear yard setback variance. By Resolution dated February 9, 2022, the Planning Board granted site plan approval for the Project subject to the payment of a fee in lieu of approximately 32 off-street parking spaces. City Council acceptance of the fee in lieu is anticipated in March 2022.

The Project Site is located within Neighborhood Development Program Area No. 2 and is the subject to the provisions of the Modified Riverview Urban Renewal Plan (the "Plan"). Minor modification of the Plan is proposed to recognize that the Project furthers the downtown development goals under the Plan and current zoning. Pursuant to Section 505 of the General Municipal Law, the Planning Board held a public hearing on the modification on February 9, 2022 and gave its unqualified approval of same. City Council approval of the modification is expected in March 2022. The Project Site is also located within the Richard Haas Historic Mural District and the Project is subject to review by the City Landmarks Preservation Board ("Landmarks Board"). By Resolution dated February 2, 2022, the Landmarks Board issued the Certificate of Appropriateness, subject to replacement of a Richard Haas mural at 35 Main Street.

The Applicant is seeking assistance from the Yonkers Industrial Development Agency (the "Agency") in the form of sales and use tax and real property tax exemptions. The Applicant respectfully submits that the viability of the Project would be compromised without the assistance available through the Agency, given the constraints of public funding sources, and the increased costs of development in Westchester County, and City of Yonkers, which is higher than in other areas of the State. The Applicant respectfully submits that if the Agency supports the proposed Project, the Project will help revitalize the downtown, provide much needed middle- and low-income housing options for Yonkers residents, and will provide a number of economic benefits. The Project is expected to create approximately 240 construction jobs over the 28 months construction period, and approximately 20 new permanent jobs upon completion of construction. The Agency's support of the Project would also permit the Applicant to carry out its intended remediation of contamination at the Project Site in accordance with the New York State Department of Environmental Conservation Brownfield Cleanup Program ("BCP") pursuant to a recently executed Brownfield Cleanup Agreement.

MIKE SPANO MAYOR

ZACHARY NERSINGER PLANNING DIRECTOR



87 NEPPERHAN AVENUE, ROOM 320 YONKERS, NEW YORK 10701-3892 914-377-6555 FAX 914-377-6552

February 3, 2022

Mr. Sam Borelli, Acting Commissioner City of Yonkers, Department of Housing and Buildings 87 Nepperhan Avenue, Fifth Floor Yonkers, NY 10701

Dear Mr. Borelli:

The following matter was referred to the Landmarks Preservation Board:

A REQUEST FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR A NEW RESIDENTIAL BUILDING WITH GROUND FLOOR RETAIL AT BLOCK: 501 LOTS: 18-20 & 22 & 23 ON THE PROPERTIES KNOWN 32, 36 & 38 MAIN STREET AND 1 & 3 RIVERDALE AVENUE AS IN THE RICHARD HAAS MURAL DISTRICT PURSUANT TO CHAPTER 45 OF THE CITY CODE REGARDING HISTORIC AND LANDMARKS PRESERVATION

The Landmarks Preservation Board, at its meeting of February 2, 2022 approved the building with the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall photograph and document via high resolution photos the remaining Richard Haas mural on the 5 Riverdale Avenue façade, these images shall be submitted to the City of Yonkers Landmarks Board via the Planning Bureau for documentation and retention.
- 2. Per sheet M-1 of the submitted plans and prior to the issuance of a Temporary Certificate of Occupancy, the applicant shall, at their expense, replace the former mural at 35 Main Street.
- 3. Any changes made to the approved plans shall require the submission of a new Landmarks Preservation Board application with a request for an amendment of the approved plans.
- 4. All conditions imposed by the Landmarks Board shall remain in full force and effect for the life of the project.
- 5. The applicant shall submit four (4) printed full size complete sets of plans for endorsement and circulation within two weeks of today. An electronic set of the approved plans shall also be provided.

The Landmark Board's resolution and a copy of the approved application are attached for your files.

Very truly yours,

Charlie Hensley/a

Landmarks Board Chairman

Attachment

cc: R. Kozicky

City of Yonkers Planning Board

Plan File

LANDMARKS PRESERVATION BOARD RESOLUTION

RESOLUTION TO APPROVE THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR A NEW RESIDENTIAL BUILDING WITH GROUND FLOOR RETAIL AT BLOCK: 501 LOTS: 18-20 & 22 & 23 ON THE PROPERTIES KNOWN AS 32, 36 & 38 MAIN STREET AND 1 & 3 RIVERDALE AVENUE AS IN THE RICHARD HAAS MURAL DISTRICT PURSUANT TO CHAPTER 45 OF THE CITY CODE REGARDING HISTORIC AND LANDMARKS PRESERVATION

Findings:

- 1. The proposed application is for 10-story, 76-unit affordable housing apartment building, with ground floor retail space, to be known as the "St. Clair Residences". The project site is located in the Richard Haas Mural Historic District.
- 2. The parcel within the project site at Block 501 Lot 19, known as 36 Main Street, is located within the Historic District.
- 3. The construction of the proposed 10-story building will obscure the third and only remaining Haas Mural located on the northern wall of the property at Block 501, Lot 14, known as 5 Riverdale Avenue.

The Landmarks Board hereby approves the proposed building designs as represented on sheets DD-1 through DD-2 and M-1, dated January 26, 2022, entitled "St. Clair Residences", Project No. 21-24, and prepared by Nexus Architecture Planning Design, with the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall provide high resolution photographs documenting the remaining Richard Haas mural on the northern façade of 5 Riverdale Avenue. These images shall be submitted to the City of Yonkers Landmarks Board via the Planning Bureau for documentation and record retention.
- 2. Per sheet M-1 of the submitted plans and prior to the issuance of a Final Certificate of Occupancy, the applicant, Macquesten Development, LLC, shall, at their expense, complete the installation of the replicated mural at 35 Main Street that was approved by the Landmarks Preservation Board under a separate resolution.
- 3. Any changes made to the approved plans shall require the submission of a new Landmarks Preservation Board application with a request for an amendment of the approved plans.
- 4. All conditions imposed by the Landmarks Board shall remain in full force and effect for the life of the project.
- 5. The applicant shall submit four (4) printed full size complete sets of plans for endorsement and circulation within two weeks of today. An electronic set of the approved plans shall also be provided.

Date February 2, 2022

Motion by M. Silberblatt

Seconded by M. Hoar

By a vote of: 9-0 (2 vacancies)

Name:	Yea	Nay
Shaun Brown	✓	
Kevin Cacace	√	
William Celestino	✓	
Charlie Hensley	✓	
Mary Hoar	✓	
Barbara O'Connell	✓	
Taylor James Pierce	✓	
Maysoon Rabaa	✓	
Mark Silberblatt	√	

MIKE SPANO MAYOR

ZACHARY NERSINGER PLANNING DIRECTOR



87 NEPPERHAN AVENUE, ROOM 320 YONKERS, NEW YORK 10701-3892 914-377-6555 FAX 914-377-6552

February 10, 2022

Mr. Sam Borrelli, Commissioner City of Yonkers, Department of Housing and Buildings 87 Nepperhan Avenue, Fifth Floor Yonkers, NY 10701

The following matter was referred to the Yonkers Planning Board:

A SITE PLAN APPLICATION FOR A 10-STORY, 76-UNIT APARTMENT BUILDING WITH MIXED USE DEVELOPMENT AND REQUEST FOR FEE-IN-LIEU OF PARKING AT BLOCK: 501, LOTS: 18-20 & 22 & 23 ON THE PROPERTIES KNOWN AS 32, 36 & 38 MAIN STREET AND 1 & 3 RIVERDALE AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE.

At its meeting of February 9, 2022, the Planning Board approved the applications with the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall provide high resolution photographs documenting the remaining Richard Haas mural on the northern façade of 5 Riverdale Avenue. These images shall be submitted to the City of Yonkers via the Planning Bureau for documentation and record retention.
- 2. Prior to the issuance of a Final Certificate of Occupancy, the applicant, Macquesten Development, LLC, shall, at their expense, complete the installation of the replicated mural at 35 Main Street that was approved by the Landmarks Preservation Board on February 2, 2022.
- 3. The applicant shall obtain the necessary approvals from the Yonkers City Council for the proposed amendments to the Riverview Urban Renewal Plan (URP) for Neighborhood Development Plan (NDP) Areas 1 & 2.
- 4. A \$1,120,000.00 payment for fee-in-lieu of parking shall be made to the city of Yonkers Parking Reserve Fund and such funds shall only be used to provide parking within the downtown Yonkers DM-X zoning district. The fee payment shall be made prior to any Certificate of Occupancy, including but not limited to a Temporary Certificate of Occupancy, being granted by the city.
- 5. The plans as submitted indicate three (3) dwelling units will offer two (2) "bedroom plus (+)" units. Under no circumstances shall these "plus" rooms be converted to additional bedrooms as this would require the applicant to provide either additional parking or an increase to the approved fee in lieu cost.
- 6. NYS DOT review and approval required for work along Riverdale Avenue including curb cuts and support of excavations plans.
- 7. The final designs for the proposed loading space along the frontage of Main Street shall be subject to the review and approval of the City Engineer.

Page 1 of 2

- 8. The proposed building will increase the sanitary flow to the Westchester County Treatment plant. The Engineering Department recommends a ratio of 3:1 for inflow/infiltration ("I and I") mitigation. The applicant shall provide all measures that will achieve the inflow/infiltration mitigation to the sanitary sewer treatment plant or submit the total daily water demand in gallons per day for the project to determine the I and I remediation fee.
- 9. All proposed sewer connections are to tie into the sewer mains.
- 10. The floor plans shall be revised to indicate the location of the Fire Command Center as required by the New York State Fire Code.
- 11. The floor plans shall be revised to comply with requirements for accessing fire pump room with a continuous rated access path.
- 12. Any modifications to the approved site plans or building designs shall be submitted to the Planning Board for a site plan amendment.
- 13. A copy of the text from this Planning Board resolution, the Zoning Board of Appeals resolution and the Landmarks Preservation Board resolution in their entirety shall be included on the approved site plans.
- 14. The applicant shall submit four (4) printed sets and electronic PDFs of the site plans to the Planning Bureau for endorsement and circulation within two weeks of the Board's approval.

The Planning Board's resolution and a copy of the approved plans are attached for your files.

Very truly yours,

Roman Kozicky

Planning Board Chairman

Attachment

cc: V. Spano

D. Kolev

J. Apicella

Plan File

PLANNING BOARD RESOLUTION

RESOLUTION TO APPROVE A SITE PLAN FOR A 10-STORY, 76-UNIT APARTMENT BUILDING WITH MIXED USE DEVELOPMENT AND REQUEST FOR FEE-IN-LIEU OF PARKING AT BLOCK: 501, LOTS: 18-20 & 22 & 23 ON THE PROPERTIES KNOWN AS 32, 36 & 38 MAIN STREET AND 1 & 3 RIVERDALE AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE.

Findings:

- 1. The proposed application is for 10-story, 76-unit affordable housing apartment building, with ground floor commercial space, to be known as the "St. Clair Residences". All dwelling units are proposed to be affordable housing units as represented by the applicant, Macquesten Development, LLC.
- 2. The proposed building is located in the Richard Haas Mural Historic District and will obscure the last remaining Haas Mural located on 5 Riverdale Avenue. The Landmarks Preservation Board reviewed and approved a Certificate of Appropriateness for the proposed building designs and the replacement of the mural on February 2, 2022.
- 3. The building's design, facades and first floor, have been reviewed and meet the downtown design criteria for the DM-X downtown zoning district.
- 4. The Zoning Board of Appeals approved a dimensional variance for less rear yard setback at its meeting on January 19, 2022.
- 5. The project site is located in the Riverview Urban Renewal Plan (URP) Neighborhood Development Plan (NDP) Areas 1 & 2. Construction of the proposed building will require an amendment to the URP as a City Council action.
- 6. The applicant has offered to meet their parking obligation through the use of the fee-in-lieu of parking option allowed in § 43-132 of the Zoning Ordinance. The applicant provided a Traffic and Parking Analysis dated September 27, 2021 that examined alternative parking locations in the surrounding area due to the limited parking that could be constructed on site. The Planning Bureau recognizes there are opportunities in the downtown area that can accommodate parking should that parking be funded via the fee-in-lieu process and recommends to the City Council that the applicants request to use this zoning provision be accommodated. The cost per parking space is set at \$35,000 and the applicant is seeking fee-in lieu for 32 spaces, for a total fee amount of \$1,120,000.00. This payment will absolve the applicant of its parking obligation as the Zoning Ordinance requires 66 spaces and only 34 spaces can be provided on site.

The application as presented to the Planning Board at its meeting of February 9, 2022 is approved with the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall provide high resolution photographs documenting the remaining Richard Haas mural on the northern façade of 5 Riverdale Avenue. These images shall be submitted to the City of Yonkers via the Planning Bureau for documentation and record retention.
- 2. Prior to the issuance of a Final Certificate of Occupancy, the applicant, Macquesten Development, LLC, shall, at their expense, complete the installation of the replicated mural at 35 Main Street that was approved by the Landmarks Preservation Board on February 2, 2022.
- 3. The applicant shall obtain the necessary approvals from the Yonkers City Council for the proposed amendments to the Riverview Urban Renewal Plan (URP) for Neighborhood Development Plan (NDP) Areas 1 & 2.

- 4. A \$1,120,000.00 payment for fee-in-lieu of parking shall be made to the city of Yonkers Parking Reserve Fund and such funds shall only be used to provide parking within the downtown Yonkers DM-X zoning district. The fee payment shall be made prior to any Certificate of Occupancy, including but not limited to a Temporary Certificate of Occupancy, being granted by the city.
- 5. The plans as submitted indicate three (3) dwelling units will offer two (2) "bedroom plus (+)" units. Under no circumstances shall these "plus" rooms be converted to additional bedrooms as this would require the applicant to provide either additional parking or an increase to the approved fee in lieu cost.
- 6. NYS DOT review and approval required for work along Riverdale Avenue including curb cuts and support of excavations plans.
- 7. The final designs for the proposed loading space along the frontage of Main Street shall be subject to the review and approval of the City Engineer.
- 8. The proposed building will increase the sanitary flow to the Westchester County Treatment plant. The Engineering Department recommends a ratio of 3:1 for inflow/infiltration ("I and I") mitigation. The applicant shall provide all measures that will achieve the inflow/infiltration mitigation to the sanitary sewer treatment plant or submit the total daily water demand in gallons per day for the project to determine the I and I remediation fee.
- 9. All proposed sewer connections are to tie into the sewer mains.
- 10. The floor plans shall be revised to indicate the location of the Fire Command Center as required by the New York State Fire Code.
- 11. The floor plans shall be revised to comply with requirements for accessing fire pump room with a continuous rated access path.
- 12. Any modifications to the approved site plans or building designs shall be submitted to the Planning Board for a site plan amendment.
- 13. A copy of the text from this Planning Board resolution, the Zoning Board of Appeals resolution and the Landmarks Preservation Board resolution in their entirety shall be included on the approved site plans.
- 14. The applicant shall submit four (4) printed sets and electronic PDFs of the site plans to the Planning Bureau for endorsement and circulation within two weeks of the Board's approval.

The Planning Board renders its decision based upon facts and findings available to it, specifically:

- 1. Report by the Fire Department, dated October 4, 2021.
- 2. Report by the Department of Engineering, dated October 8, 2021.
- 3. Report by the Planning Bureau,, dated October 8, 2021.
- 4. Zoning Board of Appeals Approval Resolution, dated January 19, 2022.
- 5. Landmarks Preservation Board Certificate of Appropriateness Approval Resolution, dated February 2, 2022.
- 6. General knowledge of the area.

Date: February 9, 2022

Motion by: E. Murray Seconded by: A. Landi By a vote of: 5-0 (2 absent)

ST CLAIR RESIDENCES









AMAIN STREET STREETSCAPE COMPOSITE



3 RIVERDALE AVENUE STREETSCAPE COMPOSITE
1" = 40'-0"

36-38 MAIN ST	REET, YONKERS		
ZONING ANALYSIS			
LOTS: 18 19 & LOTS	20, 22, 23		
LOT AREA: APPROX	. 10,198 SF (Note - Appro	x. 922 sf lies in the	bed of Riverdale Ave.
GROSS FLOOR ARE	A SUMMARY		
LEVEL 8-10	7,360 SF EA		22,080 SF
LEVEL 2-7	8,214 SF EA		49,296 SF
LEVEL G	9,741 SF		9,741 SF
TOTAL BUILDING		TOTAL BLDG	81,105 SF

	RESIDENTIAL	COMMERCIAL	TOTAL
LEVEL 10	7,360		7,360
LEVEL 9	7,360		7,360
LEVEL 8	7,360		7,360
LEVEL 7	8,214		8,214
LEVEL 6	8,214		8,214
LEVEL 5	8,214		8,214
LEVEL 4	8,214		8,214
LEVEL 3	8,214		8,214
LEVEL 2	8,214		8,214
LEVEL G	6,670	3071	9,741

PROPOSED UNIT COUNT						
	2-BDRM +	2-BDRM	1-BDRM	STUDIO	TOTAL	
LEVEL 10	1	1	4	2	8	
LEVEL 9	1	1	4	2	8	
LEVEL 8	1	1	4	2	8	
LEVEL 7		3	4	2	9	
LEVEL 6		3	4	2	9	
LEVEL 5		3	4	2	9	
LEVEL 4		3	4	2	9	
LEVEL 3		3	4	2	9	
LEVEL 2		3	3	1	7	
LEVEL G						
TOTAL	3	21	35	17	76	

NOTE:
ALL LAYOUTS AND DESIGN
COMPONENTS WILL BE IN
COMPLIANCE WITH THE
UNIVERSAL DESIGN GUIDELINES



Project Title:		

ST, CLAIR RESIDENCES
MIXED USED DEVELOPMENT
38-38 MAIN STREET@ RIVERDALE AVEN
YONKERS, NY 10701

PROJECT METRICS, RENDERING, STREETSCAPE



DD-1











EXTERIOR MATERIAL SELECTIONS







FIBER CEMENT PANEL
AFC CLADDING
AFC CLADDING
CEMBRIT - PATINA - SAND
AFC CLADDING
CEMBRIT - PATINA - GRAPHITE



WINDOWS & METAL COMPONENTS ALUMINUM SATIN BRUSHED BLACK

NOTE:





LIGHTING

ENTRY LIGHTING





SIGNAGE LIGHTING

DOOR STYLE ONLY - NOT FOR COLOR PURPOSES





COMPON	OUTS AND DESIGN IENTS WILL BE IN NCE WITH THE AL DESIGN GUIDEL	.IN
Archite a collaborative Central Studio 1 Non Tedespasse	EXUS ceture Planning D network alliance 00 White Pairs Road Tarytows, New 6000 observe including a linking and saving, spain r a cent to equit digitation or convenide equits	Work:
These are available for	ss written permission of NDCUS Creative Arctitecture Plan r limbed soview & evaluation by clients, somultants, contro	X05.
	vendon & office personnel only in accordance with this n	otes
Date Issued:		
Project Title:	ST. CLAIR RESIDENCES MIXED USED DEVELOPMENT IAIN STREET@ RIVERDALE AV YONKERS, NY 10701	/ENU
Project Title: 36-38 M	ST. CLAIR RESIDENCES MIXED USED DEVELOPMENT IAIN STREET@ RIVERDALE AV	VENU
Project Title: 36-38 M	ST. CLAIR RESIDENCES MIXED USED DEVELOPMENT IAIN STREET@ RIVERDALE AV	VENU
Project Title: 36-38 M	ST. CLAIR RESIDENCES MIXED USED DEVELOPMENT IAIN STREET@ RIVERDALE AV YONKERS, NY 10701	VENU
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Project Title: 36-38 M Drawing Title: Scale: 1	ST. CLAIR RESIDENCES MIXED USED DEVELOPMENT AIMN STREETIG, RIVERDALE AV YONKERS, NY 10701 ELEVATIONS	VENU
Project Title: 36-38 M Drawing Title:	ST. CLAIR RESIDENCES MIXED USED DEVELOPMENT MIXED USED DEVELOPMENT YONKERS, NY 10701 ELEVATIONS T = 10-0"	VENU
Project Title: 36-38 M Drawing Title: Scale: 1	ST. CLAIR RESIDENCES MOREO USED DEVELOPMENT MOREO USED DEVELOPMENT VONKERS, NY 10701 ELEVATIONS 1" = 10"-0"	VENU
Project Title: 36-38 M Drawing Title: Scale: 1	ST. CLAIR RESIDENCES MOREO USED DEVELOPMENT MOREO USED DEVELOPMENT VONKERS, NY 10701 ELEVATIONS 1" = 10"-0"	VENU
Project Title: 36-38 M Drawing Title: Scale: 1 Oute: 01/26/2022	ST. CLAIR RESIDENCES MOREO USED DEVELOPMENT MOREO USED DEVELOPMENT VONKERS, NY 10701 ELEVATIONS 1" = 10"-0"	VENU
Project Title: 36-38 M Drawing Title: Scale: 1 Date: 01/26/2022 Project No:	ST. CLAIR RESIDENCES MOREO USED DEVELOPMENT MOREO USED DEVELOPMENT VONKERS, NY 10701 ELEVATIONS 1" = 10"-0"	VENU
Project Title: 36-38 M Orawing Title: Scale: 1 Date: 01/26/2022 Project No: 21-24	ST. CLAIR RESIDENCES MOREO USED DEVELOPMENT MOREO USED DEVELOPMENT VONKERS, NY 10701 ELEVATIONS 1" = 10"-0"	VENU
Project Title: 36-38 M Drawing Title: Scale: 1 Date: 01/26/2022 Project No: 21-24 Drawing By: 0	ST. CLAIR RESIDENCES MOREO USED DEVELOPMENT MOREO USED DEVELOPMENT VONKERS, NY 10701 ELEVATIONS 1" = 10"-0"	VENU

EXHIBIT B

			AIR.	IE ST. CLA	TH			
	PROPOSED PILOT PAYMENTS							
	TOTAL PILOT PAYMENT	INCREMENT	COMMERCIAL	RESIDENTIAL	PAYMENT DATE	COUNTY YEAR	CITY YEAR	PILOT YEAR
Construction Perio		sments	acant Land Asses	Current \	12/1/2022	2022	2022-2023	1
Starts After Closing					12/1/2023	2023	2023-2024	2
June 2022					12/1/2024	2024	2024-2025	3
	81,000.00		5,000.00	76,000.00	12/1/2025	2025	2025-2026	
	81,000.00		5,000.00	76,000.00	12/1/2026	2026	2026-2027	
┥	82,620.00	2%	5,100.00	77,520.00	12/1/2027	2027	2027-2028	
_	84,272.40	2%	5,202.00	79,070.40	12/1/2028	2028	2028-2029	
┥	85,957.85	2%	5,306.04	80,651.81	12/1/2029	2029	2029-2030	
-	87,677.00	2%	5,412.16	82,264.84	12/1/2030	2030	2030-2031	
-	89,430.55	2%	5,520.40	83,910.14	12/1/2031	2031	2031-2032	
-	91,219.16	2%	5,630.81	85,588.34	12/1/2032	2032	2032-2033	
-	93.043.54	2%	5,743.43	87.300.11	12/1/2033	2033	2033-2034	
	94,904.41	2%	5,858.30	89,046.11	12/1/2034	2034	2034-2035	
-	96,802.50	2%	5,975.46	90,827.04	12/1/2035	2035	2035-2036	
-	98,738.55	2%	6,094.97	92,643.58	12/1/2036	2036	2036-2037	
	100,713.32	2%	6,216.87	94,496.45	12/1/2037	2037	2037-2038	
_	102,727.59	2%	6,341.21	96,386.38	12/1/2038	2038	2038-2039	
-	104,782.14	2%	6,468.03	98,314.10	12/1/2039	2039	2039-2040	
=	106,877.78	2%	6,597.39	100,280.39	12/1/2040	2040	2040-2041	
-	109,015.34	2%	6,729.34	102,285.99	12/1/2041	2041	2041-2042	
┥	111,195.64	2%	6,863.93	104,331.71	12/1/2042	2042	2042-2043	
┥	113,419.55	2%	7,001.21	106,418.35	12/1/2043	2043	2043-2044	
-	115,687.95	2%	7,141.23	108,546.71	12/1/2044	2044	2044-2045	
⊣	118,001.70	2%	7,284.06	110,717.65	12/1/2045	2045	2045-2046	
-	120,361.74	2%	7,429.74	112,932.00	12/1/2046	2046	2046-2047	
-	122,768.97	2%	7,578.33	115,190.64	12/1/2047	2047	2047-2048	
┥	125,224.35	2%	7,729.90	117,494.45	12/1/2048	2048	2048-2049	
_	127,728.84	2%	7,884.50	119,844.34	12/1/2049	2049	2049-2050	
_	130,283.42	2%	8,042.19	122,241.23	12/1/2050	2050	2050-2051	
-	132,889.09	2%	8,203.03	124,686.06	12/1/2051	2051	2051-2052	
⊣	135,546.87	2%	8,367.09	127,179.78	12/1/2052	2052	2052-2053	
_	138,257.80	2%	8,534.43	129,723.37	12/1/2053	2053	2053-2054	
=	141,022.96	2%	8,705.12	132,317.84	12/1/2054	2054	2054-2055	

EXHIBIT C

PLANNING BOARD RESOLUTION

RESOLUTION OF THE YONKERS PLANNING BOARD TO ACCEPT LEAD AGENCY AND THE ADOPTION OF A NEGATIVE DECLARATION OF A PROPOSED SITE PLAN FOR A NEW 10-STORY 76-UNIT AFFORDABLE HOUSING APARTMENT BUILDING AND MIXED USE DEVELOPMENT TO BE KNOWN AS THE "ST. CLAIR RESIDENCES" LOCATED AT:

BLOCK: 501, LOTS: 18, 19 & 20, KNOWN AS 38, 36 & 32 MAIN STREET; AND BLOCK: 501, LOTS: 22 & 23, KNOWN AS 1 & 3 RIVERDALE AVENUE.

The Planning Board initiated the Lead Agency Determination/Coordinated Review process for an Unlisted Action on November 10, 2021 with the mailing of a Lead Agency Notice to all identified involved and interested agencies. No other agency sought to be lead agency within the 30 days of circulation of the notice and the Planning Board declares its acceptance of Lead Agency pursuant to Part 617 State Environmental Quality Review Act (SEQRA).

Based upon its review of the completed Environmental Assessment Form (EAF) and the supporting plans and materials, the Yonkers Planning Board, acting as Lead Agency, adopts a Negative Declaration for the proposed Unlisted Action.

Date: January 12, 2022

Motion by: R. Kozicky Seconded by: E. Murray

By a vote of: 7-0

Full Environmental Assessment Form Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:				
The St. Clair				
Project Location (describe, and attach a general location map):				
Southwest corner of Riverdale Ave and Main St, City of Yonkers, Westchester County, New	York (Section 1, Block 501, L	ots 18, 19, 20, 22 and 23)		
Brief Description of Proposed Action (include purpose or need):				
The proposed action includes the redevelopment of the 0.23-acre subject property with a 10-building would include 3,260-sf of commercial uses and the residential lobby, for a total of 9,0 otal 69,277 with floors two to six including 7,949-sf per floor and floors 7 to 10 including 7,38 affordable with a total of 76 dwelling units with a unit mix including 12 studios, 36 one-bedroe project building would also include a parking structure to accommodate parking for residents and sub-cellar with a ramp from Main Street accessing underground parking.	276 sf on the first floor. The n 33-sf per floor. The project wo oms, 23 two-bedrooms, and 5	ine floors of residences would ould be one hundred percent of three-bedroom units. The		
Name of Applicant/Sponsor:	Telephone: (914) 667-72	27		
lacquesten Development LLC - Joseph Apicella, Managing Director of Development E-Mail: j_apicella@macquesten.com				
Address: 438 Fifth Avenue, Suite 100				
City/PO: Pelham	State: New York	Zip Code: 10803		
Project Contact (if not same as sponsor; give name and title/role):	Telephone:			
	E-Mail:			
Address:				
City/PO:	State:	Zip Code:		
Property Owner (if not same as sponsor):	Telephone: 914-377-665	50		
Yonkers Community Development Agency / Rising Development E-Mail: louis.albano@yonkersny.gov				
Address:	-1			
87 Nepperhan Avenue, Room 312				
City/PO: Yonkers	State: NY	Zip Code: ₁₀₇₀₁		

B. Government Approvals

B. Government Approvals, Funding, or Sponsesistance.)	onsorship. ("Funding" includes grants, loans, ta	x relief, and any othe	r forms of financial	
Government Entity	If Yes: Identify Agency and Approval(s) Required	Applicati (Actual or	tion Date · projected)	
a. City Counsel, Town Board, ✓Yes□No or Village Board of Trustees	City Council: Approval fee in lieu parking			
b. City, Town or Village ✓Yes□No Planning Board or Commission	Yonkers Planning Board: Site Plan Approval			
c. City, Town or ✓Yes□No Village Zoning Board of Appeals	Yonkers Zoning Board of Appeals (area variance)			
d. Other local agencies ✓Yes□No	Community Development Agency: Land Disposition Agreement Yonkers IDA: Financial Assistance; Yonkers EDC: Opportunity Zone			
e. County agencies ✓Yes□No	Planning Board: 239 Review; Dept of Health: Water/sewer improvements; Envi Facilities: Sewer Main Extension; DOT: Bus Stop; New Land Homes Acquisition Fund; Board of Legislators			
f. Regional agencies				
g. State agencies ✓Yes□No	NYSDEC: SPDES Permit; NYS Housing Finance Agency: Funding Assistance; NYS HCR; NYS DOT			
h. Federal agencies				
	or the waterfront area of a Designated Inland W y with an approved Local Waterfront Revitalizat	•	✓Yes □No □Yes ✓No □Yes ✓No	
C. Planning and Zoning	ni nazaiù Aita:		L I es V INO	
C.1. Planning and zoning actions.				
Will administrative or legislative adoption, or only approval(s) which must be granted to ena • If Yes, complete sections C, F and G.			□Yes☑No	
C.2. Adopted land use plans.				
where the proposed action would be located	Illage or county) comprehensive land use plan(s)? Describe recommendations for the site where the p		✓Yes□No □Yes☑No	
	local or regional special planning district (for exnated State or Federal heritage area; watershed r		□Yes ☑ No	
c. Is the proposed action located wholly or par or an adopted municipal farmland protection of Yes, identify the plan(s):	rtially within an area listed in an adopted municion plan?	pal open space plan,	□Yes ☑ No	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? City of Yonkers Mixed-Use Downtown (D-MX)	∠ Yes No
b. Is the use permitted or allowed by a special or conditional use permit?	□ Yes ✓ No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	□ Yes ☑ No
C.4. Existing community services.	
a. In what school district is the project site located? Yonkers Public School District	
b. What police or other public protection forces serve the project site? City of Yonkers Police Department	
c. Which fire protection and emergency medical services serve the project site? City of Yonkers Fire Department	
d. What parks serve the project site? Esp <u>lanade Park (0.2 miles); Washington Park (0.2 miles) Pitkin Park (0.3 miles); Habirshaw Park on the Hudson (0.4 miles); Josep miles); Columbus Park (0.6 miles); Anthony O'Boyle Park (0.7 miles)</u>	n Cerrato Park (0.4
D. Project Details	
D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed components)? The proposed action includes multi-family residential units with ground floor commercial uses.	, include all
b. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.23 acres 0.23 acres 0.23 acres	
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, square feet)? % Units:	Yes No housing units,
 d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) 	□Yes ☑ No
ii. Is a cluster/conservation layout proposed?iii. Number of lots proposed?iv. Minimum and maximum proposed lot sizes? Minimum Maximum	□Yes Z No
 e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: months ii. If Yes: Total number of phases anticipated 	□ Yes Z No
 Anticipated commencement date of phase 1 (including demolition) month year Anticipated completion date of final phase month year Generally describe connections or relationships among phases, including any contingencies where progre determine timing or duration of future phases: 	

	ct include new resid				∠ Yes N o
If Yes, show nur	nbers of units propo One Family	osed. <u>Two Family</u>	Three Family	Multiple Family (four or more)	
T 12 1 D1	One ranny	1 wo ranniy	Timee Tanniy	Multiple Family (Tour of more)	
Initial Phase At completion					
of all phases				76 units	
- D 41	14: :11-		-1	-4:	ZV DV-
If Yes,	osed action include	new non-residentia	al construction (inclu	iding expansions)?	∠ Yes N o
i. Total numbe	r of structures	1_			
ii. Dimensions	(in feet) of largest p	proposed structure:	height;	width; andlength	
				4,344* square feet	
				I result in the impoundment of any agoon or other storage?	□Yes Z No
If Yes,	is creation of a water	er suppry, reservoir	, poliu, iake, waste i	agoon of other storage:	
	e impoundment:		_	☐ Ground water ☐ Surface water stream	
<i>ii</i> . If a water imp	poundment, the prin	icipal source of the	water:	☐ Ground water ☐ Surface water stream	nsOther specify:
iii. If other than	water, identify the t	ype of impounded/	contained liquids an	d their source.	
iv. Approximate	size of the propose	ed impoundment.	Volume:	million gallons: surface area:	acres
v. Dimensions	of the proposed dan	n or impounding str	ructure:	million gallons; surface area: height; length	
vi. Construction	method/materials	for the proposed da	ım or impounding st	ructure (e.g., earth fill, rock, wood, cond	erete):
D.2. Project Op	perations				
	general site prepar			uring construction, operations, or both? or foundations where all excavated	✓ Yes No
If Yes:	,				
				ertaken to prepare a cellar and subcellar for u	nderground parking
			s, etc.) is proposed t mately 10,000 cubic ya	o be removed from the site?	
	hat duration of time		nately 10,000 cubic ya	rds	
			e excavated or dred	ged, and plans to use, manage or dispose	e of them.
Soil samples	will be collected to cha	aracterize the soils. Th	ne soils will be disposed	d of at facilities based on the characterization	results.
iv Will there be	e onsite dewatering	or processing of ex	ccavated materials?	√ TBC	Yes No
				ermine the depth to water. We do not anticipa	
	material on site.		-		
v. What is the to	otal area to be dred	ged or excavated?		9,500 sq. ft.	
vi. What is the n	naximum area to be	worked at any one	time?	acres 24 feet	
	avation require blas		or dredging:	<u>24</u> leet	☐Yes No
into any exist			on of, increase or deach or adjacent area?	crease in size of, or encroachment	☐Yes ✓No
			affected (by name, v	water index number, wetland map numb	er or geographic

^{*}The retail component of the proposed action is a portion of the first floor within the residential building.

<i>ii.</i> Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placem alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in sq	
iii. Will the proposed action cause or result in disturbance to bottom sediments? If Yes, describe:	□Yes□No
iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? If Yes:	☐ Yes ☐ No
acres of aquatic vegetation proposed to be removed:	
expected acreage of aquatic vegetation remaining after project completion:	
purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):	
• proposed method of plant removal:	
if chemical/herbicide treatment will be used, specify product(s): v. Describe any proposed reclamation/mitigation following disturbance:	
v. Describe any proposed reciamation/intrigation following disturbance.	
c. Will the proposed action use, or create a new demand for water? If Yes:	✓ Yes N o
i. Total anticipated water usage/demand per day:	
<i>ii.</i> Will the proposed action obtain water from an existing public water supply? If Yes:	✓ Yes □ No
Name of district or service area: City of Yonkers	
 Does the existing public water supply have capacity to serve the proposal? 	∠ Yes No
• Is the project site in the existing district?	✓ Yes No
• Is expansion of the district needed?	☐ Yes ✓ No
 Do existing lines serve the project site? 	✓ Yes No
<i>iii</i> . Will line extension within an existing district be necessary to supply the project? If Yes:	□Yes ☑ No
Describe extensions or capacity expansions proposed to serve this project:	
Source(s) of supply for the district:	
<i>iv.</i> Is a new water supply district or service area proposed to be formed to serve the project site? If, Yes:	☐ Yes ☑ No
Applicant/sponsor for new district:	
Date application submitted or anticipated:	
Proposed source(s) of supply for new district:	
v. If a public water supply will not be used, describe plans to provide water supply for the project:	
vi. If water supply will be from wells (public or private), what is the maximum pumping capacity:	gallons/minute.
d. Will the proposed action generate liquid wastes? If Yes:	✓ Yes □No
i. Total anticipated liquid waste generation per day:13,550 gallons/day	
<i>ii.</i> Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe a approximate volumes or proportions of each):	
iii. Will the proposed action use any existing public wastewater treatment facilities? If Yes:	∠ Yes No
Name of wastewater treatment plant to be used: Yonkers Joint Wastewater Treatment Plant	
Name of district: North Yonkers Sewer District	
Does the existing wastewater treatment plant have capacity to serve the project?	✓ Yes □No
• Is the project site in the existing district?	✓ Yes □No
• Is expansion of the district needed?	☐Yes Z No

Do existing sewer lines serve the project site?	✓ Yes □No
 Will a line extension within an existing district be necessary to serve the project? 	□Yes ☑ No
If Yes:	
Describe extensions or capacity expansions proposed to serve this project:	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?	□Yes ☑ No
If Yes: Applicant/sponsor for new district:	
 Applicant/sponsor for new district: Date application submitted or anticipated: 	
What is the receiving water for the wastewater discharge?	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including spec	ifying proposed
receiving water (name and classification if surface discharge or describe subsurface disposal plans):	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste:	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point	□Yes ☑ No
source (i.e. sheet flow) during construction or post construction?	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel?	
Square feet or acres (impervious surface) Square feet or acres (parcel size)	
ii. Describe types of new point sources.	
<i>iii.</i> Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent progroundwater, on-site surface water or off-site surface waters)?	roperties,
groundwater, on-site surface water of on-site surface waters)?	
If to surface waters, identify receiving water bodies or wetlands:	
• Will stormwater runoff flow to adjacent properties? <i>iv.</i> Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	☐Yes☐No ☐Yes☐No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel	✓Yes No
combustion, waste incineration, or other processes or operations?	1 65 110
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)	
Automobile and delivery truck traffic ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)	
Heating for buildings	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit,	□Yes Z No
or Federal Clean Air Act Title IV or Title V Permit?	
If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet	□Yes□No
ambient air quality standards for all or some parts of the year)	
ii. In addition to emissions as calculated in the application, the project will generate:	
•Tons/year (short tons) of Carbon Dioxide (CO ₂)	
•Tons/year (short tons) of Nitrous Oxide (N ₂ O)	
•Tons/year (short tons) of Perfluorocarbons (PFCs)	
 Tons/year (short tons) of Sulfur Hexafluoride (SF₆) Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs) 	
Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (included landfills, composting facilities)? If Yes: i. Estimate methane generation in tons/year (metric): ii. Describe any methane capture, control or elimination medial electricity, flaring):		Yes No
 i. Will the proposed action result in the release of air polluta quarry or landfill operations? If Yes: Describe operations and nature of emissions (e.g., d 		∏Yes ∏ No
j. Will the proposed action result in a substantial increase in new demand for transportation facilities or services? If Yes:	n traffic above present levels or generate substantial	∏Yes ∏ No
i. When is the peak traffic expected (Check all that apply) ☐ Randomly between hours of to to ii. For commercial activities only, projected number of tru	eck trips/day and type (e.g., semi trailers and dump truck	s):
 iii. Parking spaces: Existing	ng?	□Yes□No
vi. Are public/private transportation service(s) or facilitiesvii Will the proposed action include access to public transportation or other alternative fueled vehicles?viii. Will the proposed action include plans for pedestrian or pedestrian or bicycle routes?	portation or accommodations for use of hybrid, electric	□Yes□No □Yes□No □Yes□No
k. Will the proposed action (for commercial or industrial proposed for energy?If Yes: i. Estimate annual electricity demand during operation of the commercial or industrial proposed action (for commercial or industrial proposed action).		∏Yes∏No
<i>ii.</i> Anticipated sources/suppliers of electricity for the project other):	ct (e.g., on-site combustion, on-site renewable, via grid/l	ocal utility, or
iii. Will the proposed action require a new, or an upgrade, to	o an existing substation?	□Yes □ No
Hours of operation. Answer all items which apply. i. During Construction:	 ii. During Operations: Monday - Friday: typical residential multi Saturday: typical residential multi Sunday: typical residential multi Holidays: typical residential multi 	-family -family

 m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? If yes: i. Provide details including sources, time of day and duration: 	□ Yes ☑ No
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?Describe:	□Yes□No
If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Lighting has not yet been designed; however, lighting would be shielded to minimize or eliminate the potential for light spillover on properties and roadways. Fixture types, heights and exact location are to be determined prior to site plan submission.	✓ Yes ☐ No to adjacent ☐ Yes ☑ No
o. Does the proposed action have the potential to produce odors for more than one hour per day? If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:	☐ Yes Z No
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? If Yes: i. Product(s) to be stored ii. Volume(s) per unit time (e.g., month, year) iii. Generally, describe the proposed storage facilities:	☐ Yes Z No
 q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? If Yes: i. Describe proposed treatment(s): 	☐ Yes ☑ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: tons per (unit of time) • Operation: tons per month (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction:	Yes No Yes No
 Operation: Solid waste collection would meet the City of Yonkers's sanitation requirements as well as the Westchester Separation Law. iii. Proposed disposal methods/facilities for solid waste generated on-site: Construction: Operation: Solid waste generated by the residential component of the project will be collected by the City of Yonkers Environment Component of the project will collected by private waste haulers. 	

s. Does the proposed action include construction or modification in the second			Yes No
<i>i.</i> Type of management or handling of waste proposed other disposal activities):		•	g, landfill, or
ii. Anticipated rate of disposal/processing:			
• Tons/month, if transfer or other non-c	ombustion/thermal treatme	ent, or	
• Tons/hour, if combustion or thermal t	reatment		
iii. If landfill, anticipated site life:	years		
t. Will the proposed action at the site involve the commer	cial generation, treatment,	storage, or disposal of hazard	ous 🗌 Yes 🗸 No
waste?			
If Yes:	consusted bondled on mon	and at facility	
<i>i</i> . Name(s) of all hazardous wastes or constituents to be	generated, nandled or man	iaged at facility:	
-			
ii. Generally describe processes or activities involving h	azardous wastes or constitu	uents:	
iii. Specify amount to be handled or generatedto	ns/month		
iv. Describe any proposals for on-site minimization, recy	cling or reuse of hazardou	is constituents:	
W7'11 1 1 4 1 1' 1 4 1'	CC '4 1 1 1 C	'1'4 0	□Yes□No
v. Will any hazardous wastes be disposed at an existing If Yes: provide name and location of facility:			
if ites, provide name and location of facility.			
If No: describe proposed management of any hazardous v	vastes which will not be se	nt to a hazardous waste facilit	y:
-			_
E. Site and Setting of Proposed Action			
E.1. Land uses on and surrounding the project site			
a. Existing land uses.i. Check all uses that occur on, adjoining and near the	aroject site		
Urban ☐ Industrial ☑ Commercial ☑ Resid		ral (non-farm)	
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other	(specify): Religious		
ii. If mix of uses, generally describe:			
The subject property is adjacent to several mixed commercial use	s, a religious use, and multi-fa	mily residential uses.	
b. Land uses and covertypes on the project site.			
Land use or	Current	Acreage After	Change
Covertype	Acreage	Project Completion	(Acres +/-)
Roads, buildings, and other paved or impervious surfaces	0.12	0.23	0.11+
Forested	0	0	
Meadows, grasslands or brushlands (non-	<u> </u>		
agricultural, including abandoned agricultural)	0.11	0	0.11-
Agricultural	0	0	
(includes active orchards, field, greenhouse etc.)		· ·	
Surface water features	0	0	
(lakes, ponds, streams, rivers, etc.)			
Wetlands (freshwater or tidal)	0	0	
Non-vegetated (bare rock, earth or fill)	0	0	
• Other			
Describe:			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain:	☐ Yes ✓ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities:	✓ Yes No
Christ the King Day Care (0.2 miles); YMCA of Yonkers (0.1 miles)	
e. Does the project site contain an existing dam?	□Yes☑No
If Yes:	L I ESMINO
i. Dimensions of the dam and impoundment:	
• Dam height: feet	
• Dam length: feet	
• Surface area: acres	
• Volume impounded: gallons OR acre-feet ii. Dam's existing hazard classification:	
iii. Provide date and summarize results of last inspection:	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management fac	☐Yes ☑ No ility?
f Yes: i. Has the facility been formally closed?	□Yes□ No
If yes, cite sources/documentation:	
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:	
::: Describe and development constraints due to the union calliderests activities.	
iii. Describe any development constraints due to the prior solid waste activities:	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes:	☐ Yes No
i. Describe waste(s) handled and waste management activities, including approximate time when activities occur	red:
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any	☐Yes Z No
remedial actions been conducted at or adjacent to the proposed site?	
if Yes:	
<i>i.</i> Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	□Yes□No
☐ Yes - Spills Incidents database Provide DEC ID number(s): ☐ Yes - Environmental Site Remediation database Provide DEC ID number(s):	
☐ Neither database	
ii. If site has been subject of RCRA corrective activities, describe control measures:	
iii Is the project within 2000 feet of any site in the NVSDEC Environmental Site Pemediation detabase?	
ii. If site has been subject of RCRA corrective activities, describe control measures: iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? 1601749, C360181, C360181A, C360186, C360085A, C360085A, C360094, B00199	✓ Yes□No
iii Is the project within 2000 feet of any site in the NVSDEC Environmental Site Pemediation detabase?	

v. Is the project site subject to an institutional control limiting property uses?		☐Yes ☑ No
 If yes, DEC site ID number: Describe the type of institutional control (e.g., deed restriction or easement): 		
Describe the type of institutional control (e.g., deed restriction or easement): Describe any use limitations:		
 Describe any use limitations: Describe any engineering controls: 		
 Will the project affect the institutional or engineering controls in place? 		□Yes□No
• Explain:		
E.2. Natural Resources On or Near Project Site	6	
a. What is the average depth to bedrock on the project site? 50		
b. Are there bedrock outcroppings on the project site?		☐ Yes Z No
If Yes, what proportion of the site is comprised of bedrock outcroppings?		
c. Predominant soil type(s) present on project site: Urban Land (Uf)	100 %	
d. What is the average depth to the water table on the project site? Average: >7 for		
e. Drainage status of project site soils: Well Drained: 100 % of site Moderately Well Drained: % of site		
Poorly Drained% of site		
f. Approximate proportion of proposed action site with slopes: 2 0-10%:	100 % of site	
☐ 10-15%:	% of site	
☐ 15% or greater:	% of site	
g. Are there any unique geologic features on the project site?		☐ Yes ☑ No
If Yes, describe:		
h. Surface water features.i. Does any portion of the project site contain wetlands or other waterbodies (including st	eams, rivers,	□Yes ☑ No
ponds or lakes)?		
ii. Do any wetlands or other waterbodies adjoin the project site?		∐Yes ∏ No
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	. our. fodouol	
<i>iii.</i> Are any of the wetlands or waterbodies within or adjoining the project site regulated by state or local agency?	any rederar,	□Yes ☑ No
<i>iv.</i> For each identified regulated wetland and waterbody on the project site, provide the following the project site is a site of the project site.	lowing information:	
• Streams: Name	Classification	
 Lakes or Ponds: Name Wetlands: Name Wetland No. (if regulated by DEC) 	Classification	
• Wetland No. (if regulated by DEC)	Approximate Size	
v. Are any of the above water bodies listed in the most recent compilation of NYS water q	uality-impaired	□Yes□No
waterbodies?		
If yes, name of impaired water body/bodies and basis for listing as impaired:		
i. Is the project site in a designated Floodway?		Yes ☑ No
j. Is the project site in the 100-year Floodplain?		□Yes ☑ No
k. Is the project site in the 500-year Floodplain?		☐Yes Z No
I. Is the project site located over, or immediately adjoining, a primary, principal or sole source.		
I. Is the project site located over, or immediately adjoining, a primary, principal or sole sou If Yes:	rce aquiter?	□Yes ☑ No
i. Name of aquifer:		

m. Identify the predominant wildlife species Wildlife species on the subject property	s that occupy or use the project site: song birds, raccoons, and squirrels.		
are those typically found in an urban	sorig birds, raccoons, and squirtels.		
setting including, but not limited to			
n. Does the project site contain a designated	significant natural community?		☐ Yes Z No
If Yes:	significant natural community:		1 CSW_140
<i>i.</i> Describe the habitat/community (composite the community)	sition, function, and basis for design	nation):	
	,,,		_
ii. Source(s) of description or evaluation:			
iii. Extent of community/habitat:			
• Currently:		acres	
 Following completion of project as 	proposed:	acres	
• Gain or loss (indicate + or -):		acres	
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
o. Does project site contain any species of pl			☐ Yes Z No
endangered or threatened, or does it contain	n any areas identified as nabitat for	an endangered or threatened spec	cies?
If Yes:			
i. Species and listing (endangered or threatene	d):		
According to search results from the New York Natu	ire Explorer, there are no site specific en	dangered or threatened plant or anim	al species listed on the
subject property.			
p. Does the project site contain any species	of plant or animal that is listed by N	IYS as rare, or as a species of	☐Yes ☑ No
special concern?			
If Yes:			
i. Species and listing:			
According to search results from the New York Natu	ıre Explorer, there are no site specific en	dangered or threatened plant or anim	al species listed on the
subject property.plant or animal species listed on th	e subject property.		
q. Is the project site or adjoining area curren	tly used for hunting, trapping, fishin	ng or shell fishing?	□Yes √ No
If yes, give a brief description of how the pro-	oposed action may affect that use: _		
	J. D. 1 4 C14		
E.3. Designated Public Resources On or N			
a. Is the project site, or any portion of it, local		rict certified pursuant to	□Yes ☑ No
Agriculture and Markets Law, Article 25			
If Yes, provide county plus district name/nu	mber:		
b. Are agricultural lands consisting of highly	nroductive soils present?		□Yes √ No
<i>i.</i> If Yes: acreage(s) on project site?			1 65 1 10
ii. Source(s) of soil rating(s):			
		137.1	
c. Does the project site contain all or part of	, or is it substantially contiguous to,	, a registered National	□Yes ☑ No
Natural Landmark? If Yes:			
	Biological Community	Goological Facture	
i. Nature of the natural landmark:ii. Provide brief description of landmark, in		Geological Feature	
ii. Provide orier description of fandmark, in	icluding values benind designation	and approximate size/extent.	
d. Is the project site located in or does it adjo	oin a state listed Critical Environmen	ntal Area?	✓ Yes No
If Yes:			
i. CEA name: Hudson River			
ii. Basis for designation: Exceptional or Uniq			
iii. Designating agency and date: Westches	ter County 01-31-90		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commission Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	Yes No ner of the NYS ces?
If Yes: i. Nature of historic/archaeological resource: Archaeological Site WHistoric Building or District ii. Name: Telephone building located at 507 Riverdale Ave (building immediately south of the project site) is eligible for the state and national registers. Yonkers Downtow subject property falls within an area that is deemed eligible to become a historic downtown district. 38 Main St (adjacent to the western side of the project site) tiii. Brief description of attributes on which listing is based:	n Historic District-the uilding is eligible for listing
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	Z Yes □No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: Historic mural on the wall of an adjacent building will be relocated prior to construction of the proposed built. Describe possible resource(s): mitigation plan will be developed with the Yonkers CDA prior to sale of the property. ii. Basis for identification:	☑Yes ☐No Iding. A detailed
 h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: Bronx River Pkwy (4.1 miles); Cross County Pkwy (1.9 miles); Saw Mill River Pkwy (1.4 miles); Mosholu Pkwii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or state. 	Yes No
etc.): New York State Scenic Byways iii. Distance between project and resource: miles.	
 i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: 	Yes No
 i. Identify the name of the river and its designation:	□Yes□No
F. Additional Information Attach any additional information which may be needed to clarify your project. If you have identified any adverse impacts which could be associated with your proposal, please describe those impressures which you propose to avoid or minimize them.	pacts plus any
G. Verification I certify that the information provided is true to the best of my knowledge. Applicant/Sponsor Name Joseph Apicella/MacQuesten Development LLC Date Title Managing Director of Development	

Attachment A Part 1 – Full Environmental Assessment Form

The St. Clair City of Yonkers, Westchester County, New York

Page 10, Item E.1.h.iii: Spills within 2000 feet of the subject property

1601749, C360181, C360181A, C360156, C360085, C360085A, C360094, B00199

Page 10, Item E.1.h.iv: Current Status of the spill sites

Spill #1601749 was a diesel spill which impacted soils at 59-61 Main Street (approximately 300 feet from the subject property). The spill has been listed as closed as of 06/13/2016.

C360181 and C360181A, occurred at 85 Riverdale Avenue (approximately 0.3 miles from the subject property) at the Buena Vista Apartments Brownfield Cleanup Site (BCP), and north and east of 85 Riverdale Avenue. A 2015 Phase I found volatile organic compounds (VOCs) in the groundwater and soil gas resulting in spill#1505681. After additional investigation was performed under the spill project, the site was transitioned into the Brownfield Cleanup Program (C360181) through a Volunteer status Brownfield Cleanup Agreement with the new property owner. Results of the Buena Vista BCP site remedial investigation showed a potential for chlorinated solvent vapors to be migrating off-site. The investigation is ongoing.

C360156: Remediation at the Site, located at 16 Nepperhan Street (approximately 0.1 miles from the subject property), was completed under an IRM in 2017. Remedial actions have successfully achieved soil cleanup objectives for a restrict

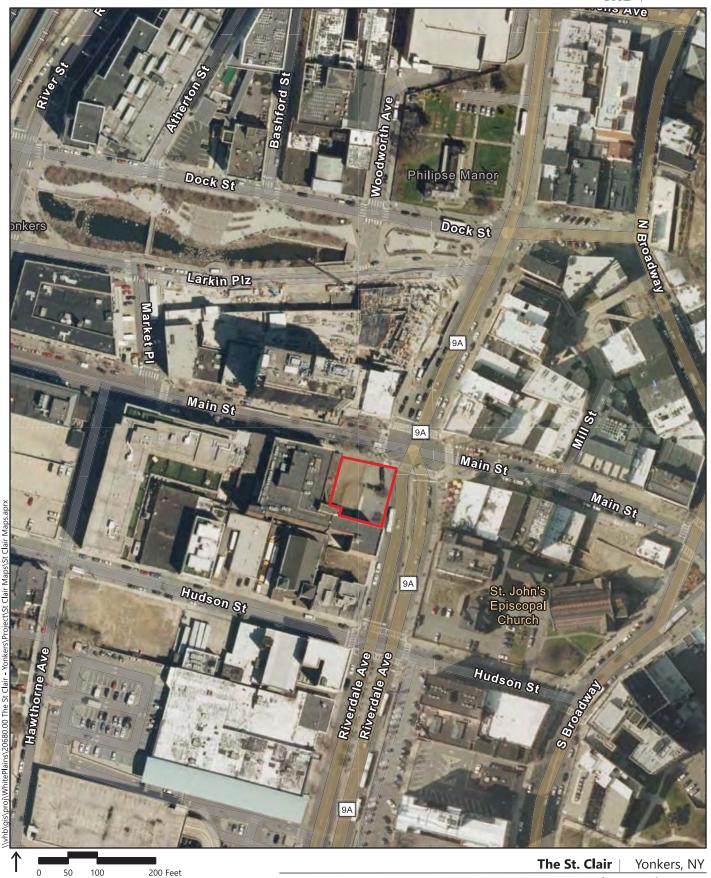
C360085: Remediation at the site, located at 55 Buena Vista Avenue (approximately 0.2 miles from the subject property), is complete. A Site Management Plan (SMP) will be implemented to manage remaining contamination in the future. An environmental easement will limit the future use of property, restrict the use of groundwater and require compliance with the SMP.

C360085A: Located at 41-59 Buena Vista Avenue (approximately 0.2 miles from the subject property), based on the data collected, the NYSDOH and the NYSDEC agree that off-site soil vapor intrusion is not a concern. No further action is necessary.

C360094: All future reporting for this site, located at 53-55 Buena Vista Avenue (approximately 0.2 miles from the subject property), will be found under site C360085 above.

The sites recorded at B00199, located at 27, 65, 75 Water Grant Way and 100 Main Street (approximately 0.2 miles from the subject property), are classified N, and no further action is being pursued at this time.





Subject Property

Site Location Map 32, 36 and 38 Main St, 1 and 3 Riverdale Ave

Full Environmental Assessment Form Part 2 - Identification of Potential Project Impacts

	Agency Use Only [11 applicable]	
roject :	Main St & Riverdale Ave- St. Clair Resid.	
Date:	1/12/21	

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

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

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) If "Yes", answer questions a - j. If "No", move on to Section 2.	□NO		YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	Ø	
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	Ø	
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	Bli	\square	
h. Other impacts:			

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibaccess to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) If "Yes", answer questions a - c. If "No", move on to Section 3.	oit 🔽 NC) 🗆	YES
y see y more en le seem e.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g		
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c	0	0
c. Other impacts:			
The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) If "Yes", answer questions a - l. If "No", move on to Section 4.	Relevant	No, or	YES Moderate
	Part I Question(s)	small impact	Moderate to large impact may
a. The proposed action may create a new water body.	D2b, D1h	may occur	occur
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	0	0
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	0	
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	0	
 e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments. 	D2a, D2h		
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c		
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d		
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e		
 The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action. 	E2h		
 The proposed action may involve the application of pesticides or herbicides in or around any water body. 	D2q, E2h		
k The proposed action may require the construction of new or expansion of existing	Dla D2d	п	

wastewater treatment facilities.

1. 0	Other impacts:			0
4.	Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquife (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.	☑NO er.		YES
		Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
	The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	п	П
	Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c		
	The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c		
d.	The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l		
	The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	0	
	The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E21		
	The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c		
h.	Other impacts:			0
5.	Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.	✓NO		YES
	19 1es , and rei questions a g. 19 1re , more on to section of	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a.	The proposed action may result in development in a designated floodway.	E2i		
b.	The proposed action may result in development within a 100 year floodplain.	E2j		
c.	The proposed action may result in development within a 500 year floodplain.	E2k		
	The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e		0
e.	The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k		П
	If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e		

g. Other impacts:			
6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D,2,h, D.2.g) If "Yes", answer questions a - f. If "No", move on to Section 7.	✓NO		YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
 a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO₂) ii. More than 3.5 tons/year of nitrous oxide (N₂O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane 	D2g D2g D2g D2g D2g D2g	0 0 0	0 0 0
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	П	
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g		п
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	П	
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	0	0
f. Other impacts:			
7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. If "Yes", answer questions a - j. If "No", move on to Section 8.	mq.)	✓NO	□YES
1) Test, unaver questions a j. 1) Tio, more on to section o.	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o		
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o		
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	0	
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p		

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	П
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n	
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	0
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source:	E1b	0
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	
j. Other impacts:		

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. a If "Yes", answer questions a - h. If "No", move on to Section 9.	and b.)	✓NO	YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
 a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System. 	E2c, E3b		
 b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). 	E1a, Elb		
 c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. 	E3b		
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a		
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, Elb		
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	П	
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c		
h. Other impacts:			

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) If "Yes", answer questions a - g. If "No", go to Section 10.	√ N0	0 []YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
 a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource. 	E3h	0	
 The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views. 	E3h, C2b	0	
c. The proposed action may be visible from publicly accessible vantage points:i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)ii. Year round	E3h	0	0
 d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities 	E3h E2q, E1c	0 0	0 0
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	Dla, Ela, Dlf, Dlg		
g. Other impacts:			п
10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) If "Yes", answer questions a - e. If "No", go to Section 11.	√ N0	o [YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g	0	0

d. Other impacts:			
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3.			
 The proposed action may result in the destruction or alteration of all or part of the site or property. 	E3e, E3g, E3f		
 The proposed action may result in the alteration of the property's setting or integrity. 	E3e, E3f, E3g, E1a, E1b	0	
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3		П
11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.	✓ N0	о []YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p		
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q		
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q		
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c		
e. Other impacts:			
12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.	✓ No	0 [YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	П	
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d		
c. Other impacts:			

13. Impact on Transportation The proposed action may result in a change to existing transportation system (See Part 1. D.2.j)	s. No	0 🗌	YES
If "Yes", answer questions a - g If "No", go to Section 14	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j		
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j		
c. The proposed action will degrade existing transit access.	D2j		
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j		
e. The proposed action may alter the present pattern of movement of people or goods.	D2j		
f. Other impacts:			п
14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. (See Part 1, D.2.k) If "Yes", answer questions a - e. If "No", go to Section 15.	✓ N	0 🗆	YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k		
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k		
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k		
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	Dlg	0	
e. Other Impacts:			
15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor light (See Part 1. D.2.m., n., and o.) If "Yes", answer questions a - f. If "No", go to Section 16.	nting. NO) [YES
7. 7. 1.0 , 80. 10	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
 a. The proposed action may produce sound above noise levels established by local regulation. 	D2m		
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d		
c. The proposed action may result in routine odors for more than one hour per day.	D2o		

d. The proposed action may result in light shining onto adjoining properties.	D2n		
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	П	
f. Other impacts:			

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. ar If "Yes", answer questions a - m. If "No", go to Section 17.	nd h.)	о 🗆	YES
	Relevant Part I Question(s)	No,or small impact may eccur	Moderate to large impact may occur
 a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. 	E1d		
b. The site of the proposed action is currently undergoing remediation.	Elg, Elh		
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	Elg, Elh		
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h		П
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	Elg, Elh	- D	
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	0	П
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f		
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f		
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s		п
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h		П
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	Elf, Elg		п
 The proposed action may result in the release of contaminated leachate from the project site. 	D2s, E1f, D2r		
m. Other impacts:			

17. Consistency with Community Plans	100		
The proposed action is not consistent with adopted land use plans. (See Part 1 C 1, C 2 and C 3)	▼ NO		YES
If "Yes", answer questions a - h. If "No", go to Section 18.		NI.	N. 1
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b		0
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2		
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3		
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	0	
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	0	0
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j		
g. The proposed action may induce secondary development impacts (e.g., residential or	C2a		
commercial development not included in the proposed action)			
h. Other:		0	
h. Other: 18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3)	✓NO		YES
h. Other:	Relevant Part I Question(s)		
h. Other: 18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3)	Relevant Part I	No, or small impact	Moderate to large impact may
h. Other: 18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3. a. The proposed action may replace or eliminate existing facilities, structures, or areas	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
h. Other: 18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3. a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. b. The proposed action may create a demand for additional community services (e.g.	Relevant Part I Question(s) E3e, E3f, E3g	No, or small impact may occur	Moderate to large impact may occur
h. Other: 18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3. a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. b. The proposed action may create a demand for additional community services (e.g. schools, police and fire) c. The proposed action may displace affordable or low-income housing in an area where	Relevant Part I Question(s) E3e, E3f, E3g C4 C2, C3, D1f	No, or small impact may occur	Moderate to large impact may occur
h. Other:	Relevant Part I Question(s) E3e, E3f, E3g C4 C2, C3, D1f D1g, E1a	No, or small impact may occur	Moderate to large impact may occur
h. Other: 18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3. a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. b. The proposed action may create a demand for additional community services (e.g. schools, police and fire) c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing. d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources. e. The proposed action is inconsistent with the predominant architectural scale and	Relevant Part I Question(s) E3e, E3f, E3g C4 C2, C3, D1f D1g, E1a C2, E3	No, or small impact may occur	Moderate to large impact may occur

Project:

Main St & Riverdale Ave- St. Clair Resid. Date: 1/12/21

Full Environmental Assessment Form Part 3 - Evaluation of the Magnitude and Importance of Project Impacts Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

	Determination	on of Significance	- Type 1 and	Unlisted Actions	
SEQR Status:	Determination	on of Significance Unlisted	- Type 1 and	Unlisted Actions	