

III.J: Community Facilities

J. Community Services and Facilities

1. Existing Conditions

a. Police

Police service to the Project area is provided by the Yonkers Police Department. The Yonkers Police Department Headquarters is located at 104 South Broadway adjacent to the Cacace Center site. The Yonkers Police Department comprises three bureaus: Support Services, Investigation Services and Field Services. The Support Services Bureau oversees the operations of the Anti-Crime Unit, Civil Defense, Community Affairs Division, Courts Division, Detention Services Division, Emergency Services Unit, Housing Unit, Special Operations Division, Training Division and Youth Services Division. The Support Services Bureau provides support to the other units in fiscal management, maintenance of the police fleets and information technology, operates the Inspections Unit, the Property and Evidence Unit, the Accreditation Unit and the Medical Control Unit. The Cacace Center site also houses the City's Emergency Communications Center, specifically the 911-call center for police, fire and ambulance services. See also Section III.H for further description of City of Yonkers operational and emergency communications infrastructure.

The Field Services Bureau encompasses the four Yonkers Police precincts and their uniformed patrol officers as well as the Detective Division and Intelligence Unit. There are a total of seven captains, 19 lieutenants, 38 sergeants, 338 police officers and two civilian employees assigned to the Field Services Bureau, which makes up approximately two thirds of the department manpower. In 1999, the Field Services Bureau personnel were responsible for handling over 160,000 calls for service by the Yonkers citizenry. Of all the bureaus and divisions of the Department, the members of Field Services have always had the most direct contact with the public. The Yonkers Police Department employs approximately 686 people in total.

The Investigations Bureau is responsible for the Detective Division, Youth Crime Unit and Warrant Squad. The Detective Division investigates all felony crimes and provides assistance to the other units in obtaining court orders, identifying wanted persons, taking sworn statements and processing evidence. The Detective Division also provides post arrest assistance, crime scene processing and evidence processing, forensic analysis of drugs, case enhancement and the maintenance of criminal files.

The Detective Division is comprised of the following Units:

- General Assignment Squad
- Narcotics
- Child Abuse Investigation Team
- Burglary Unit
- Fraud/Forgery Unit
- Cold Case Unit
- Technical Computer Crimes Unit
- Criminal Identification Unit
- Forensic Laboratory
- Gang Unit

The Youth Crime Unit is designed to facilitate the interaction between the Police Department and youths in the Yonkers community.

The Warrant Squad is responsible for locating and arresting suspects with active warrants, conducting surveillances, participating in interagency warrant “sweeps” or raids, following the mandates of the courts and maintaining extensive records.¹

The 3rd and 4th precincts of the Police Department service the Project area. The Headquarters of the 3rd precinct is located at 435 Riverdale Avenue and encompasses the southwest quadrant of the City of Yonkers. The precinct covers the smallest geographical area of the four precincts, but is the most densely populated with more than 59,000 residents. The 4th precinct is located at 53 Shonnard Place and encompasses the northwest quadrant of the City of Yonkers. The precinct covers an area of approximately five square miles and has a population that exceeds 47,000 people, approximately 30% of the City's population.²

Table III.J-1 on the following page lists the crime statistics for the 3rd and 4th precincts for the past six years.

**Table III. J-1
Yonkers Police Department Crime Statistics**

	2000	2001	2002	2003	2004	2005
Third Police Precinct						
Crimes Against Persons	437	473	469	445	491	499
Crimes Against Property	1270	1152	1022	960	984	921
Fourth Police Precinct						
Crimes Against Persons	366	313	292	275	279	294
Crimes Against Property	1210	1034	980	976	961	772

As seen above, overall crimes in the 3rd and 4th precincts have been declining in the past six years.

b. Fire Protection

The Yonkers Fire Department consists of 11 engine companies, six ladder companies and a Heavy Rescue/Hazmat Squad. The Fire Department Headquarters is located at 5-7 School Street, within the Project area, as shown in Exhibit III.J-1: Community Facilities (although it will be relocated to the Cacace Center site as part of the Project). Other stations are located at 96 Vark Street, 36 Radford Street, 81 Oak Street, 441 Central Park Avenue, 571 Warburton Avenue, 53 Shonnard Place, 573 Saw Mill River Road, 433 Bronxville Rd., 340 Kimball Avenue, and 2187 Central Park Avenue.

Each year, the Yonkers Fire Department responds to over 15,000³ calls to service. While fighting fires remains the main objective of the Yonkers Fire Department, its role has expanded in recent years to include providing emergency medical care, control of hazardous materials incidents, technical rescue, and fire safety education.

¹ Yonkers Police Department website www.yonkerspd.com . Accessed November 15, 2007

² Yonkers Police Department website. www.yonkerspd.com. Accessed October 19, 2006.

³ Based on March 2007 correspondence for Commissioner Pagano in reference to the pDEIS submission.

The Fire Department currently has six aerial ladder companies. Four have a working height of 100 feet, and two have a working height of 75 feet. The Fire Department's companies also respond to public utility emergencies such as steam leaks, manhole explosions, overhead and underground arcing power lines, water leaks and floods. The Yonkers Fire Department employs approximately 443 people in total.

A major issue for the Yonkers Fire Department is the water pressure in the southwestern portion of the City. The aging infrastructure often decreases the ability of the Department to operate its hoses at full capacity. Recently, during Tropical Storm Ernesto, the Department experienced a severe loss of service. Additionally, when there are multiple fires at one time in the southwestern portion of the City, as has happened in the Nodine Hill neighborhood, water pressure drops significantly, decreasing the ability of the Department to fight the fires.

Section III-H of this DEIS details the existing water supply and distribution system serving the City. In the area of River Park Center, there is a fire flow of approximately 3,500 gpm with residual pressures between 40 and 55 psi. Existing fire flow conditions at the Palisades Point site are approximately 2,000 gpm at a residual pressure of 20 psi.

c. Public Schools

The City of Yonkers is served by the Yonkers Public School District, 23 private schools and three colleges. There are seven high schools, six middle schools and 29 elementary schools in the Yonkers Public School District. Three of these 29 elementary schools are Early Childhood Centers with pre-Kindergarten and Kindergarten classes only. These schools are located throughout the City and students can request to attend any public school within the City. The School District conducts a balloting process whereby parents or guardians are provided an opportunity to prioritize where their child will attend school. The School District then allocates the children to the various schools throughout the District. There are approximately 25,000 students matriculating in the Yonkers Public School District, served by approximately 4,000 employees. Of the 38,674⁴ school-age children, approximately 17% or 6,762 attend 112 parochial and private schools.⁵ Average class sizes in the District are 20 students for pre-Kindergarten through second grade and 30 students for third grade through high school. The School District has a student to teacher ratio of approximately 14 to 1.⁶ Table III.J-2 lists all of the public and private schools and their locations.⁷

The 2005-2006 budget for the Yonkers Public School District is approximately \$355 million. This amounts to approximately \$11,941 per pupil, of which \$4,143 is funded by local taxes.⁸ The Yonkers Board of Education is currently working with a consultant to evaluate modernizing the City schools. The District has identified a

⁴ U.S. Census Bureau, Population aged 5 to 19 years old. 2000.

⁵ Facts and Figures 2005 – 2006. Westchester-Putnam School Board Association.

⁶ New York State Education Department, Accountability and overview Report 2005-2006.

⁷ Facts and Figures 2005 – 2006. Westchester-Putnam School Board Association.

⁸ Facts and Figures 2005 – 2006. Westchester-Putnam School Board Association.

need for a significant investment to address issues in the District's 30 schools as well as identifying a need for more classroom space for neighborhood schools, smaller class sites and modern computer and science labs.⁹ The capacity of various schools in relation to enrollment is part of the School District's on-going evaluation.

d. Health Care Facilities and Ambulance Services

St. Joseph's Medical Center

St. Joseph's Medical Center is a 194-bed acute care hospital and 200-bed nursing home. It provides a wide range of medical services and is located at 127 South Broadway in Yonkers, NY.

St. John's Riverside Hospital

St. Johns Riverside Hospital, a 407-bed community hospital located at 2 Park Avenue, has been providing health care for the communities of Yonkers and southern Westchester since 1869. St. Johns staff includes 300 physicians. In 2001, Yonkers General Hospital officially merged with St. John's and is now known as the ParkCare Pavilion.

According to the latest figures published by the New York Health Care Commission,¹⁰ St. Joseph's Hospital had a total occupancy of 67% and St. John's Riverside had a total occupancy of 69%. Based on the total occupancy rates it appears that there is available capacity to accommodate the projected increase in population as a result of the Project.

A private for-profit company, Empress Emergency Medical Services, provides for the City of Yonkers' emergency care ambulance needs. Empress Emergency Medical Service's headquarters is located at 722 Nepperhan Avenue, approximately 2 miles from the Project area. Empress maintains a fleet of over 40 ambulances and 10 paramedic response vehicles, and has a staff of over 200 personnel. Empress typically locates 30 ambulances within the City limits, and response time to calls for service average approximately 8 minutes.¹¹

⁹ The Journal News, Yonkers school officials get peak at 1B makeover ideas. Ernie Garcia, November 11, 2007

¹⁰ New York Health Care Commission on Health (Care in the 21st Century, www.nyhealthcarecommission.org), accessed November 19, 2007.

¹¹ Interview with Dan Minerva, Empress Emergency Medical Services, 10/26/06.

**Table III. J-2
Yonkers Public Schools**

School	Location
High Schools (9 – 12)	
Groton High School	100 Shonnard Place
Lincoln High School	375 Kneeland Avenue
Roosevelt High School	631 Tuckahoe Road
Saunders Trade and Technical High School	183 Palmer Road
Yonkers High School	150 Rockland Avenue
Center for Continuing Education	75 Riverdale Avenue
Hudson River Academy Alternative High School Program	75 Riverdale Avenue
Middle Schools (6 –8)	
Commerce Middle School	201 Palisade Avenue
Emerson Middle School	160 Bolmer Avenue
Museum Middle School	565 Warburton Avenue
Mark Twain Middle School	160 Woodlawn Avenue
Hudson River Academy Alternative Middle School Program	75 Riverdale Avenue
Yonkers Middle School	150 Rockland Avenue
Elementary Schools (K – 5)	
School 5	118 Lockwood Avenue
School 9	53 Fairview Street
School 13	195 McLean Avenue
School 16	759 North Broadway
School 17	745 Midland Avenue
School 21	100 Lee Avenue
School 22	1408 Nepperhan Avenue
School 23	56 Van Cortlandt Park Ave.
School 29	47 Croydon Road
School 30	30 Nevada Place
Cedar Place School	20 Cedar Place
Eugenio Maria de Hostos Microsociety School	75 Morris Street
Patricia A. DiChiaro School	373 Bronxville Road
Robert C. Dodson School	105 Avondale Road
Family School 32	1 Montclair Place
Enrico Fermi School for the Performing Arts	27 Poplar Street
Foxfire School	1061 North Broadway
Kahlil Gibran School	18 Rosedale Road
Martin Luther King Jr. High Tech and Computer Magnet School	135 Locust Hill Avenue
Montessori School 11	99 Wakefield Avenue
Montessori School 27	132 Valentine Lane
Montessori School 31	7 Ravenswood Road
Museum School 25	579 Warburton Avenue
Paideia School 15	175 Westchester Avenue
Paideia School 24	50 Colin Street
PEARLS Hawthorne School	350 Hawthorne Avenue
Casimir Pulaski School	150 Kings Cross
Scholastic Academy for Academic Excellence	77 Park Hill Avenue
Rosemarie Ann Siragusa School	60 Crescent Place

Although Empress has a contract with the City of Yonkers, the City of Yonkers does not pay Empress for service. Empress bills insurance providers for their service. In Yonkers, when someone calls 911, if the emergency requires an ambulance, the Police Department contacts Empress, and they immediately dispatch one of their 30 vehicles stationed around the City of Yonkers to the site. The 3rd police precinct (which includes part of the Project area) is the busiest area in the City and generates approximately 60% of the calls to service.

The locations of these ambulances are determined through demand analysis study, which allows Empress to adjust the number and location of their ambulances based on need. For example, Empress has more ambulances stationed around the City of Yonkers during daytime hours than during nighttime hours.

e. Parks and Recreation

The City of Yonkers Department of Parks, Recreation and Conservation is charged with the responsibility of providing recreational services to the residents of Yonkers. The Department is divided into divisions: Administrative Services, Recreation Programs, Park Maintenance, Conservation/Shade Tree, Youth Services and Animal Control. Department of Parks, Recreation and Conservation staff totals approximately one hundred full-time employees, which is supplemented by over five hundred employees seasonally.

The Department operates 70 parks and playgrounds, 74 street malls, 57 ball fields, 24 tennis courts, sixteen senior citizen centers, a skating rink, a rifle and pistol range, two greenhouses, an indoor pool, four community centers, two nature trails as well as other facilities. In total, the City has approximately 383.38 acres of parkland, approximately 100 acres of which is not developed for active recreation. Table III.J-3 on the following page lists the City maintained parks and facilities including the acreage and features of each.

**Table III. J-3
City Parks and Recreation¹**

Name	Location	Acreage	Features
Andrus Park	Central Park Avenue	25.4	Baseball diamond, basketball courts, benches, open grass area, playgrounds, soccer field, softball/Little League diamond, tennis courts, wooded area/nature observation
Barton Park	High Street	0.5	Benches, playgrounds, swings, basketball courts
Bregano Park	Rigby St. & Brandon Road	4.0	Baseball Diamonds, basketball courts, benches, football field, playgrounds, softball/Little League diamond, spectator seating, swings, parking
Bronx River Road	Bronx River Road		Community Center
Buena Vista Pride Park	107 – 109 Buena Vista Avenue	0.2	Playgrounds, benches
Charles Cola Community Center	North Broadway		Senior Citizen Center, multi-purpose rooms, rest rooms, parking
Caryl Avenue Park and Playground	Caryl Ave. and Saratoga Ave.	1.04	Playgrounds, showers (seasonal), benches, parking
Wilson Park	Alexander Avenue	1.0	Basketball Courts, playgrounds, benches, hockey
Cedar Place Playground	20 Cedar Place	0.2	Playgrounds, parking
Patriot Park	The back of the Yonkers Pier	1.0	Benches
Cerone Avenue	Cerone Avenue	2.0	Undeveloped
Cerrato Park	Riverdale Avenue	2.3	Playgrounds, benches, basketball courts, hand ball courts, showers (seasonal)
Charlotte Street Parklet	Charlotte Street & Sprain Road	1.8	River Walk, benches, wooded/nature area
Clemens Park and Playground	Leighton Ave.	0.3	Playgrounds, benches
Cochran Park and Playground	Oliver Avenue	3.7	Playgrounds, benches
Cohen Plaza	Pier and Bridge Streets	0.17	Benches
Yonkers Avenue Pool Facilities	Avenue & Oak Street	1.9	Swimming pool, rest rooms, showers (permanent)
Columbus Park	Park Hill Ave.	2.7	Playgrounds, benches, showers (seasonal)
Conor Park	McLean and Central Park Ave.	4.0	Tennis Courts, basketball courts, playgrounds, benches
Coyne Park and Range	777 Mc Lean Ave. & Old Jerome Ave.	5.9	Pistol Range, basketball courts, benches, football, playgrounds, spectator seating, parking
Culver Street Playground	Culver Street and Livingston Ave.	0.2	Playground, benches
Doyle Park and Playground	Walnut Street & Ashburton Ave.	1.4	Playgrounds, benches, showers (hydrant)
Dunn Park and Playground	Glenwood and Vineyard Ave.	2.0	Basketball Courts, playgrounds

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Name	Location	Acreage	Features
Fay Park and Playground	Abeel Street	6.27	Playground, benches, baseball diamonds, tennis courts
Ferme Park and Playground	Brewster & Dunston Ave.	0.48	Basketball courts, benches, hockey area, playgrounds
Fitzpatrick-Thompkins Park	Valley and Bolmer Ave.	2.9	Baseball diamonds, basketball courts, benches
Fleming Park and Playground	Prescott Street	28.83	Baseball diamonds, lighted ball fields, benches, playgrounds, soccer field, softball/Little League diamond
Georgia Avenue Park and Playground	Georgia and Louisiana Ave.	0.5	Basketball courts, stick ball/whiz ball court, playgrounds, sitting area, showers (hydrant) (seasonal)
Gramatan Hills Park and Playground	Palmer Road & Little John Pl.	1.4	Playgrounds, benches
Grant Park and Playground	Park Ave.	3.9	Playground, benches
Heafy Park	Van Cortland Park and Coyne Place	0.1	Playground, benches
Henning Park	Mile Square Road & Millwood Ave.	7.6	Walking path, wooded/nature area
Hudson Fulton Memorial Park	789 Warburton Ave.	2.2	
Frank Egan	Miles Square and Cook Ave.	0.2	Benches
Kardash Parklet	Bretton Road	5.0	Baseball diamond, playgrounds, sitting area, softball/Little League field, wood/nature area
Kennedy Marina and Parking Lot	Warburton Ave. & JFK Dr.	15.9	Sitting area, concessions (mobile), docking facility, fishing/crabbing access, scenic vista, parking lot
Kinsley Park	Park and Chase Ave.	3.4	Baseball diamonds, basketball courts, tennis courts, playgrounds, stick ball/whiz ball court, benches, showers (hydrant) (seasonal)
Larkin Plaza Park	Larkin Plaza	0.2	Gardens, benches
Lennon Park	Lake and Park Ave.	5.4	Baseball diamonds, basketball court, playgrounds, softball/Little League field, hockey, soccer field, benches, spectator seating
Lincoln Park	So. Bdwy and Mc Lean Ave.	0.55	Benches
Budlohrfink Park	Bolmer Street	2.2	Playgrounds, benches, jogging access
Murray's Skating Rink	348 Tuckahoe Road	6.5	Skating rink, spectator seating
O'Boyle Park	Hawthorne Ave.	3.4	Basketball courts, playgrounds, kickball diamond, benches
O'Moore Parklet	Concord Road	35.6	Baseball diamond, softball/Little League field, nature trail, parking
Otis Park	789 Warburton Avenue	2.2	Playgrounds, benches
Peter Chema Sr. Community Center	Riverdale Avenue		Conference rooms, Multi-purpose rooms, senior citizen center, rest rooms

Name	Location	Acreage	Features
Pelton Park	McLean and Van Cortl'd Park Ave.	10.3	Baseball diamonds, hockey, basketball courts, playgrounds, benches
Picket Park	Knowles St. and Hawthorne	0.2	Basketball courts, playgrounds, benches
Yonkers Pier, City, Recreation	Main Street	1.0	Under Construction, benches, parking
Pitkin's Park	87 Locust Hill Avenue	1.4	Basketball courts , playgrounds, benches, showers (hydrant)
Unity Park and Playground	Post and Elliot Ave.	0.2	Playgrounds, benches
Ragone- Muscente Park	Oak and Willow Streets	0.2	Half-basketball court, playgrounds, benches
Ravine Park and Playground	Ravine Ave. and Union Place	0.2	Basketball courts, playgrounds, benches
Redmond Park	Cook Ave.	35.5	Baseball diamonds, softball/Little League fields, playgrounds, spectator seating, benches
Richter Park	Nepperhan Ave. & Reade St.	2.8	Baseball diamonds, softball/Little League fields, basketball court, football field, playgrounds, spectator seating, benches
Rubeo-Cieslinksi Park and Playground	Edwards & Frederick Pls.	1.8	Basketball courts, playgrounds, benches
Rumsey Mall	Rumsey Road		Mall
Schevchenko Park	Yonkers Ave.	0.1	
Schultze Park	St. Elanoras Lane	3.83	Basketball courts, playgrounds, tennis courts, spectator seating, benches
Scotti Park	Bronx River Pkwy & Bronx River Rd.	2.9	Baseball diamonds, basketball courts, playgrounds, benches
Singlak-Keehan Park	Prescott & Elm Street	0.84	
Smith Park	Nepperhan Ave. & Lake Ave.	2.7	Baseball diamonds, basketball courts, playgrounds, benches
Stefanik Park	Nepperhan Ave. & Ingram St.	0.35	Basketball courts, playgrounds, benches, showers (hydrant)
Stillwell Park and Playground	1018 McLean Ave.	0.3	Playgrounds, benches
Sullivan Oval Park and Playground	Van Cortland Park & Spruce Street.	28.3	Baseball diamond, basketball courts, football field, playgrounds, parking, benches, softball/Little League diamond
Sutherland Park	Park Hill Heights	8.5	Hiking trail, scenic vista, waking path, wooded/nature area, benches
Manor House Park	Dock Street and Warburton	0.12	
Tartaglione Service Center	285 Nepperhan Avenue		
Trenchard Park	Trenchard Street	0.7	Basketball Courts, playgrounds, benches
Trevor Park	Ravine Ave.	25.0	Basketball courts, tennis courts, playgrounds, benches
Trinity Plaza	Ashburton Avenue & Walnut Street		Benches

Name	Location	Acreage	Features
Untermeyer Park	North Broadway	33.1	Multipurpose rooms, benches, gardens, rest rooms, scenic vista, wooded area/nature observation
Vark Park	Vark Streets	1.0	Basketball Courts, playgrounds, benches
Victory Park	50 Lockwood Avenue	0.2	Monument
Wakefield Park	Bronx River Road		Playgrounds, bench
War Memorial Park	Copcutt Lane off of Nepperhan Ave.	13.2	Baseball diamonds, basketball courts, track, parking, playgrounds, softball/Little League field, spectator seating
Waring Park	Terrace Place & Guion Street	1.9	Benches
Washington Park	South Broadway	4.8	City Hall, gardens, benches
Wasicko Park	Colin & Agar Streets	0.9	Basketball courts, handball court, playgrounds, benches
Welty Park	Mile Square and Barton Roads	3.9	Baseball diamonds, basketball courts, playgrounds, softball/Little League diamond, benches
H. Boo Wilson Park and Playground	Tuckahoe Road	0.7	Basketball courts, benches, playgrounds, spectator seating, sprinklers (seasonal)
TOTAL	-	383.38	-

Source: City of Yonkers Department of Parks and Recreation website. Accessed August 17, 2006.

Parks located within a distance of one-half mile of the Project area are listed in Table III.J-4.

**Table III.J-4
Parks Located within One-Half Mile of Project Area**

Park	Location	Features
Washington Park	South Broadway	City Hall, gardens, benches
Cerrato Park	Riverdale Avenue	Playgrounds, benches, basketball courts, hand ball courts, showers (seasonal)
O’Boyle Park	Hawthorne Ave.	Basketball courts, playgrounds, kickball diamond, benches
War Memorial Park	Copcutt Lane off of Nepperhan Ave.	Baseball diamonds, basketball courts, track, parking, playgrounds, softball/Little League field, spectator seating
Trevor Park	Ravine Ave.	Basketball courts, tennis courts, playgrounds, benches
Pitkin’s Park	87 Locust Hill Avenue	Basketball courts, playgrounds, benches, showers (hydrant)
Waring Park	Terrace Place & Guion Street	Benches
Larkin Square	Larkin Plaza	Gardens, benches

In addition, three Westchester County parks are located in Yonkers. They are the 160-acre Tibbetts Brook Park, featuring a swimming pool, picnic area, hiking trails, a nature study area, freshwater fishing, ball fields, cross-country skiing and six all-weather tennis courts, the 270-acre Sprain Ridge Park, which features a pool, a playground and picnic area and the 40-acre Lenoir Preserve, including a nature study area, hiking (and skiing) trails and a series of programmed activities. Yonkers is also home to two County-operated public golf courses: the 120-acre Dunwoodie Golf Course and the 130-acre Sprain Lake Golf Course. Both feature 18 holes, par 70, plus a putting green. Dunwoodie also features a driving range. During the winter, both courses feature cross-country skiing and sledding. In addition, Scenic Hudson has worked with New York State, Westchester County, the City of Yonkers and the Bezak Environmental Center to create the Westchester County owned Habirshaw Park on the Hudson, a two-acre riverfront public park, esplanade and environmental education center with views of the Palisades and Hudson River. The park is currently open but improvements are continuing.

Three trailways traverse across Yonkers: the Old Croton Aqueduct Trailway State Park, the “Old Put” and the Bronx River Trailway. The Old Croton Aqueduct Trailway is a park that extends 41 miles from Cortlandt to New York City. Yonkers accommodates a five-mile segment of the trailway. The “Old Put” is a 30-mile trail planned to extend from Somers to Yonkers. Yonkers’ segment of the “Old Put” trailway is an undeveloped right-of-way, with some segments along the Saw Mill River. It is yet to be fully developed by the County of Westchester. A small segment of the Bronx River Trailway and the Bronx River Parkway is located in Yonkers. The trailway includes paved surface for joggers and bikers. In addition, a portion of Westchester County’s River Walk (also known as the Hudson River Esplanade) has been completed along the Yonkers’ waterfront in the vicinity of the Hudson Park development and Palisades Point.

The National Recreation and Park Association (“NRPA”) has prepared a recommended classification system for local and regional recreation open space.¹² The classification system is intended to serve as a guide to planning, not necessarily as an absolute. NRPA’s guideline for local/close – to home park space ranges from 6.5 to 10.5 acres per 1,000 population. These include mini-parks, neighborhood parks, playgrounds and community parks.¹³ The City of Yonkers, as referenced in Table III.J-3 has approximately 172 acres of local close-to-home space, defined as typically those public parks and recreation areas less than 25 acres in size. Using the aforementioned ratio, the City falls below the NRPA guideline. It is noted that this ratio does not include the numerous local schools that serve the City that have recreational fields and courts available for use by City residents.

The NRPA guideline for regional park space (defined as regional/metropolitan parks and regional park reserves) is from 15-20 acres per 1,000 population. Taking into account the regional facilities within or bordering the City including various County Parks, golf courses and Van Cortland Park, the City approaches the lower end of the aforementioned guideline for regional park space, with approximately 2,076 acres . The regional park space available to the City also falls below this standard.

f. Cultural Institutions and other Facilities

The Yonkers Public Library

The Yonkers Public Library consists of three branches: the Riverfront Library located at 1 Larkin Center, the Grinton I. Will Library located at 1500 Central Park Avenue and the Crestwood Branch located at 16 Thompson Street. The Riverfront Library offers the full range of modern public library services and collections. Among special collections and services are extensive business, technical and governmental information sources in printed and electronic formats. One of the region's collections of federal government documents is housed at Larkin Center. In addition to the full range of modern public library services and collections, the Grinton I. Will Branch houses the Yonkers Public Library’s Fine Arts Department. The Crestwood Branch of the Yonkers Public Library is a community library serving a large residential area in the northeastern section of the City.

Hudson River Museum / Andrus Planetarium

The Hudson River Museum of Westchester is located at 511 Warburton Avenue, Yonkers, with free on-site parking. It includes the Andrus Planetarium, Westchester's only public planetarium.

Rutledge Police Museum

The Yonkers Police Museum is located in the Cacace Justice Center, 104 South Broadway and provides a history of the Yonkers Police Department. The Yonkers Police Museum is open for viewing to individuals or groups by appointment only and

¹² Lancaster, 1990 Recreation, Park and Open Space Standards and Guidelines

¹³ Lancaster, 1990 Recreation, Park and Open Space Standards and Guidelines, Pg. 56

has become a valuable asset to help the Yonkers Police Department educate the citizens of Yonkers about police work.

Philipse Manor Hall

Philipse Manor is located at 29 Warburton Avenue, at Dock Street, off Larkin Plaza. It is a Georgian mansion that once was Yonkers' City Hall. Today, it offers holiday and ethnic celebrations, local history exhibitions, special tours and programs, musical performances, school tours, children's programs, special exhibitions, and often plays host to community organizations and public meetings. The building is one of the region's oldest surviving structures. Philipse Manor Hall is a National Historic Landmark.

Sherwood House

The Sherwood House is located at 340 Tuckahoe Road, just off the Sprain Brook Parkway Tuckahoe Road exit. Sherwood House is a 1740 Dutch tenant farmhouse of Philipsburg Manor. It houses the Yonkers Historical Society.

Beczak Environmental Education Center

Located within Westchester County's 2 acre Habirshaw Park, the Beczak Environmental Education Center outdoor classrooms include a sandy beach and demonstration tidal marsh. The Beczak Center provides hands-on educational experiences about the ecological, cultural and historic aspects of the Hudson River. The Beczak Center and Habirshaw Park are located at 35 Alexander Street.

Sculpture Meadow on the Hudson

The Sculpture Meadow on the Hudson (also referred to in this DEIS as the City's "sculpture park") was opened in 2003 and includes groupings of stone and marble sculptures are on the banks of the Hudson River. The Sculpture Meadow is located just north of and adjoining the Palisades Point site.

The Yonkers YMCA

The Yonkers YMCA is located at 17 Riverdale Avenue and is a community center that features various community programs and classes, a swimming pool and other amenities available to the residents of Yonkers.

Yonkers Raceway

Yonkers Raceway is a harness racing track and State-approved "racino" (a video-lottery terminal casino) located at the intersection of Central Park Avenue and Yonkers Avenue (between exits 1 and 2 of the New York State Thruway, near New York City border) at 810 Central Avenue, near the New York City border. Yonkers Raceway is currently undergoing continued renovations.

g. Public Works

The Department of Public Works for the City of Yonkers ("DPW") consists of several divisions which handle solid waste, and protect and maintain the water

delivery system, the sanitary and storm sewer systems, the public roadways and sidewalks.

The Environmental Services Division is responsible for the collection, transportation and disposal of the City's solid waste, recycling and debris material. As part of the City's Recycling Program, the Division collects newspapers, leaves for compost, and co-mingle recyclable goods at curbside every other week. The collection process also includes weekly pickup of non-metal bulk items, as well as the pickup of metal bulk items. Bulk metal pickups are also performed on an appointment basis. In a typical year, more than 100,500 tons of refuse is collected and 8,000 tons of pulp, such as newspapers, and approximately 3,000 tons of recyclable materials.

The Refuse Disposal Division is responsible for the transportation and disposal of the City's solid waste, recycling, refuse and debris material, which is collected at the disposal facility/recycling center located on Saw Mill River Road. In a typical year, the Division processes approximately 9,500 tons of organic yard waste. The Refuse Disposal Division recycles approximately 8,000 tons of pulp and 3,000 tons of commingles.

Commercial businesses located within the City of Yonkers must arrange for private garbage collection. However, the DPW currently handles solid waste collection for businesses in the Yonkers Waterfront and Downtown Business Improvement District ("BID"). This is a special arrangement between the City of Yonkers and the BID to provide waste collection service in lieu of direct Community Development Block Grant funding. This arrangement was initiated due to the unique conditions of the BID. Garbage was typically put out in the evenings, and due to scavengers and wind, this garbage frequently made it to the streets by the time carters collected the waste. Now, the DPW provides collection approximately five times per week, which keeps the area much cleaner and improves the BID's image and quality of life for shop owners, residents and visitors to the area. Providing this service is very expensive for the City of Yonkers, and the DPW hopes to phase out this service in the next few years, as the strength of the BID improves.

The DPW provides twice weekly solid waste collection to residential buildings. Recyclable paper is collected every other week, and recyclable commingles are collected on the opposite week. Currently, many of the existing multi-family buildings use private carters to provide more frequent solid waste and recyclable collection. Private carters are used because these buildings do not have the storage capacity to accommodate the solid waste generated by residents.

The City Maintenance Division is responsible for street sweeping, pothole repair, guide rail repair, and lot cleaning. The Division also secures and cleans abandoned properties, maintaining property line fences to prevent illegal dumping. In a typical year, the Division cleans and boards up about 55 buildings. It also cleans weeds and removes debris from vacant City-owned lots. All told, about 800 such locations are cleared and cleaned each year. The Division is responsible for a City-wide graffiti

removal program. As part of this effort, in a typical year, more than 700 graffiti markings will be removed, 100 traffic signs cleaned of markings, 125 mailboxes cleaned, and about 500 fire hydrants painted.

The City Maintenance Division is responsible for maintaining 360 miles of roads and 450 dead ends by pre-wetting, pre-salting, salting and plowing. The DPW presently operates 42 snow plows. Property owners are responsible for removal of snow from sidewalks in front of their property. This is enforced through inspection and ticketing. If there is a City tree located on the property, then snow removal is the responsibility of the City of Yonkers. The DPW is considering snow melters, which attach to snowplows and melt the snow, which is then disposed via the stormwater sewer system. Following severe storm events, the NYSDEC will issue the City of Yonkers a permit to dispose of the snow in the Hudson River.

The DPW also provides street cleaning services throughout the downtown five nights a week. Certain areas receive extra attention to maintain high standard of cleanliness and quality of life. Part-time street rangers provide street sweeping services to sidewalks located within the BID.

h. Department of Housing and Buildings

The City's Department of Housing and Buildings is responsible for building code enforcement. Generally, the Department of Housing and Buildings is responsible for issuing building permits, certificates of occupancy, conducting inspections and investigating complaints. The Department is staffed by approximately 45 staff people in eight divisions: building, housing, plumbing, electrical, elevators, complaints, plan review and administrative support.

i. The Yonkers Downtown Waterfront Business Improvement District (BID)

In an effort to enhance the business climate of the downtown, the City of Yonkers, working with the business community, has established the Yonkers Downtown Waterfront Business Improvement District ("BID"). A business improvement district is a public/private partnership in a particular geographical area, where property owners or leaseholders collectively contribute to the maintenance, development and promotion of their properties. The BID encompasses the City's traditional central business district, including Chicken Island, Getty Square, the City Pier, Larkin Plaza, St. Joseph's Medical Center as well as City Hall, the Health Center Building and the Riverfront Library. Generally, the BID is bounded by Nepperhan Street to the north, the Hudson River to the west, Prospect Street to the south and School Street to the east.

The BID includes approximately 350 members: 190 property owner members and 160 lease holder members. Including the local City Council member, the Mayor of Yonkers and the City's Commissioner of Finance, a 14-person Board of Directors directs and organizes the BID and its services. The Board of Directors works with the Executive Director of the BID and provides general management of the BID in accordance with the BID bylaws.

Based on a phone interview with the BID's Executive Director Ronald Law, BID fees are based on a special benefit assessment that amounts to 6% of the City of Yonkers tax, Westchester County tax and school tax. Real property tax exempt non-profits (including churches, day care centers etc.) located within the BID's geographic boundary are exempt from the BID fee. Services the BID provides include a clean team of rangers which provides street and sidewalk cleaning services, discounted trash collection, discounted parking permits for local parking facilities, advertising and promotional events, such as a jazz, dance and film festivals.

New property owners in the BID's geographic area may be exempted from the BID fee for a few years as part of a local business incentive package. Otherwise, all business owners in the district are required to be members.

As related to the proposed Project, the BID has recently elected a representative of the Applicant to their Board of Directors, who will work closely with the BID to manage the upcoming changes to the downtown and waterfront. Future plans for the BID include an expansion of services including development of a more comprehensive BID website with opportunities for e-commerce, publishing of a BID business directory, re-branding of the BID and the sponsoring of additional events.

j. **Other Organizations and Services**

The following is a description of selected community service organizations and providers within the City of Yonkers.

Cluster, Inc.¹⁴ - Cluster is a tax-exempt 501(C)3 organization with offices at 20 South Broadway. Cluster offers numerous programs related to the provision of mental health services, including housing and support services at more than 60 different residential sites serving nearly 140 individuals.

The housing resource program provides homelessness prevention, housing disaster relief services, code enforcement, tenant and neighborhood association support. The Active Youth and Family programs provide after school programs and academic support, including summer camp opportunities, study buddy program and mentoring programs.

Cluster, Inc. is staffed by approximately 110 individuals with a budget of approximately \$4.5 million dollars. Funding comes from a variety of sources including grants and donations.

The Sharing Community, Inc.¹⁵ - The Sharing Community is a nonprofit corporation established in 1984. The Sharing Community presently offers a diverse program including: permanent and transition and housing; substance abuse harm reduction counseling and HIV/AIDS counseling and testing; and soup kitchen and shelter programs. The Sharing Community has a staff of approximately 115 individuals with

¹⁴ Cluster, Inc. website www.clusterinc.org accessed May 1, 2007

¹⁵ The Sharing Community, Inc. website www.thesharingcommunity.org accessed May 1, 2007

an approximately \$7.6 million budget with revenues coming from a variety of governmental sources and contributions.

The Nepperhan Community Center¹⁶- Then Nepperhan Community Center (“NCC”) is located at 342 Warburton Avenue and was established in 1942. The NCC’s mission has historically been to serve the City’s children and youth although it has expanded to include parents, guardians and siblings. NCC addresses issues related to employment, housing, education, youthful offender program, veteran services and youth sports. The NCC is a 501(C)3 non-for-profit that receives funding from governmental agencies, foundations, philanthropic organizations and private donations. The NCC is staffed by approximately 80 full and part-time employees.

Community Planning Council of Yonkers¹⁷-The Community Planning Council of Yonkers (“CPCY”) is located at 20 South Broadway. One of the goals of CPCY is ensure continued development and involvement of the community in the distribution of community services. These services include working with the recently retired seniors, work program – youth employment service, parent enablement program and safe and drug free schools program

2. Anticipated Impacts and Mitigation

a. Police

The Applicant has extensive experience in the security management of urban retail/residential complexes. The proposed River Park Center security staff would consist of several elements including: a River Park Center management team consisting of a Director of Security and two supervisors; 10 Life Safety Managers; and a daily security force of approximately 36 individuals who would be assigned to the various parking levels, and the riverwalk. The River Park Center security staff will be private employees of River Park Center. Refer to Table III. J-5 below.

¹⁶ Nepperhan Community Center website www.nepperhancommunitycenter.org

¹⁷ Interview with Grey Arcaro

**Table III. J-5
River Park Center Daily Security Force**

LEVEL	ELEV	SEC.	LOCATION / ASSIGNMENT
PARKING 1	58	1	Security Command Center (“SCC”)
			Account Mgr
			Security Supervisor
			Security Supervisor
			SCC Console Operator
			SCC Console Operator
			Parking Level 1
			Loading Dock B
			Loading Dock A
			Entrance New Main St Garage
			New Main St Garage Level 1
			Elevator Core A
			Plaza New Main at Nepperhan
			Plaza New Main at Nepperhan
PARKING 2	69	1	New Main St Garage Level 2
			Parking Level 2
			Saw Mill Riverwalk
			Saw Mill Riverwalk
			Saw Mill Riverwalk
			Elevator Core A
PARKING 3	80	1	New Main St Garage Level 3
			Parking Level 3
			Elevator Core A
			Loading Dock C
PARKING 4	91	1	New Main St Garage Level 4
			Parking Level 4
PARKING 5	102	1	New Main St Garage Level 5
			Parking Level 5
			Tower Residential Parking Level 1 Ent.
			Elevator Core A
PARKING 6	113	1	New Main St Garage Level 6
			Parking Level 6
			Elevator Core A
TENANT	124	1	New Main St Garage Level 7
			Elevator Core A
TENANT	135	1	New Main St Garage Level 7
			Tower Residential Parking (Roving)
		36	

Source: Ken Corsell, Director of Security, New Roc Management

For the typical daily security the Applicant proposes to utilize Yonkers off duty police officers totaling approximately 30 hours worth of time split between five

officers. During ballpark events the Applicant has proposed to employ approximately 53 individuals as indicated in Table III. J-6 below.

**Table III. J-6
Stadium Assignments 70 Events Per Year 8 Hrs Per Event**

LEVEL	ELEV	SECURITY	LOCATION / ASSIGNMENT
PARKING 1	58	1	Double Helix
		1	Double Helix
PARKING 2	69	1	Life Safety Mgr.
PARKING 3	80	1	Security Supervisor
		1	Elevator Core G
		1	Elevator Core G
		1	Elevator Core G Ext Walkway
PARKING 4	91	1	Pedestrian Bridge at Egress Ramp
PARKING 5	102	1	Elevator Core G
		1	Egress Ramp 2 Entrance
PARKING 6	113	1	Elevator Core G
TENANT	124	1	Double Helix
TENANT	135	1	Egress Ramp 1 Entrance
		1	Egress Ramp 2 Entrance
		1	Elevator Core G Level 7
STADIUM	146	1	Double Helix
		1	Double Helix
		1	Egress Ramp A
		1	Egress Ramp B
		1	Service Corridor to Ballfield
		1	Service Corridor Visitor Locker room
		1	Service Corridor Home team Lockers
		1	Service Corridor at Admin. Office
STADIUM	162	1	Security Supervisor
		1	Double Helix
		1	Double Helix
		1	Egress Ramp A
		1	Egress Ramp B
		1	Service Corridor to Ballfield
		1	Elevator Core G
		1	Elevator Core G
		1	Corridor at Men's Rm
		1	Female SO Corridor at Ladies Rm
		1	Corridor at Men's Rm 2
		1	Female SO Corridor at Ladies Rm 2
		1	Concession / Picnic Area
		1	Concession / Picnic Area
		1	Ballfield Home Plate
		1	Ballfield 1st Base line
		1	Ballfield 3rd Base Line

LEVEL	ELEV	SECURITY	LOCATION / ASSIGNMENT
		1	150 Level Walkway to Seats
		1	150 Level Walkway to Seats
		1	150 Level Walkway to Seats
		1	150 Level Walkway to Seats
		1	150 Level Walkway to Seats
		1	150 Level Walkway to Seats
		1	166 Level Walkway to Seats
		1	166 Level Walkway to Seats
		1	166 Level Walkway to Seats
		1	166 Level Walkway to Seats
		1	166 Level Walkway to Seats
		1	166 Level Walkway to Seats
		1	166 Level Walkway to Seats
		1	166 Level Walkway to Seats
		1	166 Level Walkway to Seats
TOTALS		53	

Source: Ken Corsell, Director of Security, New Roc Management

Further, the Applicant proposes during ballpark events, to utilize an additional five off-duty uniformed officers to assist in traffic control at the various entrances/exits to the site.

In addition to the personnel outlined above, the Applicant in coordination with the City of Yonkers Police Department proposes both an on-site security command center (to be operated and managed by River Park Center security staff) and a police sub-station, both described in more detail below.

The police sub-station is proposed to be on ground level plaza of the riverwalk at River Park Center. The facility would be approximately 1,000-1,200 square feet in size. Although specific details still need to be worked out the facility would likely have bathroom facilities with an eyewash station, a small locker room area for officers assigned to the sub-station and office or desk area with an interview window for walk up complaints. Staffing of the sub-station will be determined based on Project approvals.

In conjunction with the proposed police sub-station, River Park Center will have its own security command center. The command center is contemplated to be on the ground floor level adjacent to or visible from the proposed police sub-station. The command center would house the five control parcels, the emergency intercom system, and the main station for the public address system, digital video recorders and closed circuit television cameras. Approximately 270 closed circuit television cameras would be installed throughout the various levels of the facility.

The proposed Project would increase the number of residents and employees in the City of Yonkers, as well as bring additional visitors to the area. Although having additional residents in the downtown is a benefit from a security perspective, the Police Department cited the need for additional officers. The Police Department has

prepared an initial evaluation of potential service demands and estimates that there would be a need for approximately 10 extra police officers to serve this Project. Costs for the additional officers would be approximately \$1,000,000 per year. It is anticipated that the projected cost for services would be off set by the expected tax revenue to be generated. See Section III.I of this DEIS.

In response to this Project and all of the other planned and/or proposed development in the downtown, the Police Department has suggested that the City consider establishing a fifth downtown precinct. The Police Department has indicated that serving the downtown with one precinct would permit a single precinct commander to better utilize resources.

b. Fire

As part of the proposed Project, the Fire Department Headquarters is being relocated from 5-7 School Street to the Cacace Center site on New Main Street. The new Fire Department Headquarters will be a 49,000± square foot building. Its development costs are estimated to be \$8,000,000. The Applicant will construct this facility as an initial component of the Project. The Applicant has proposed that Fire Department Headquarters be temporarily located at the northeast corner of Elm Street and Palisade Avenue. This location is proximate to the existing facility, and provides essentially the same access to service areas.

As discussed in Section III. I of this DEIS, the proposed Project is anticipated to generate additional population of approximately 2,000 persons, as well as increased visitors to the downtown and waterfront. New construction, including buildings of significant heights and a minor league ballpark would require additional fire fighting apparatus and staffing.

The Department indicated that it is difficult to estimate the number of calls to service that will be generated by the proposed Project, as there is no standard for such estimates. Although located within the Project area, the Fire Department expressed concern that response times may increase due to increased traffic and school bus travel through the Project area. However, the proposed Project includes intersection and other traffic improvements that will ease congestion in the Project area.

The primary issue cited by the Fire Department is its ability to handle an increased workload. The fire companies located in the proximity of the Project are the busiest in the City. This often leads to lower response times for the rest of the City. When one company (1st due company) is called to service, another nearby company (2nd due company) must provide coverage for the 1st due company's geographic area, as well as their own. This increases response times from three to five minutes to approximately seven minutes, as the 2nd due company often must travel greater distances to service the 1st due company's geographic area. This can be further exacerbated if 3rd and 4th due companies are called on to respond. Within a quarter-mile of the Project area there are three fire stations with a combined total of six companies. As noted below it is likely that an additional two companies will be

added. It is anticipated that given the proximity of the fire houses, response time to the Project will remain at three to five minutes even if a 2nd due company is called to respond.

The Fire Department anticipates that it would need one additional engine company and one additional ladder company to service the proposed Project and other planned and/or proposed developments in the downtown area. The total staffing for two companies is 34 firefighters and 10 fire officers. The personnel cost to operate two companies is \$3,475,484 per year plus fringe benefits of approximately 37%. The one-time capital costs for two companies would be approximately \$1.8 million. This will cover the purchase of apparatus and equipment. Since these projected costs are not attributable solely to the Project but also to other planned and/or proposed developments in the downtown area, the costs must be allocated. For purposes of analysis, it is conservatively assumed that 20% of the costs would be incurred as a result of the proposed Project. Therefore, approximately \$260,000 of the one-time capital cost and \$950,000 of the yearly personnel cost is allocable to the Project. As discussed in Section III-I of this DEIS, Project generated tax revenues are sufficient to offset the allocable costs.

As indicated in Section III. H of this DEIS, the improvements that will be made to the water system are anticipated to yield a flow of approximately 3500 gpm at a residual pressure of 60 psi in the vicinity of the downtown Project sites, and in excess of 5,000 gpm at Palisades Point.

c. Schools

In the Applicant's opinion the proposed high rise housing in downtown Yonkers will not be particularly attractive to families with school-age children. The Applicant's recent experience in downtown White Plains and New Rochelle has demonstrated that units are likely to be occupied by young professional and empty nesters, many of whom will be New York City-bound commuters. The urban lifestyle of this type of downtown development would include some families with pre-school children; however, once these children reach school-age, it is likely that most of the families would move to town homes or single family homes.

The number of school-age children expected to be generated by the Project is based upon the anticipated unit bedroom count and national multipliers and multipliers utilized for other similar projects in Westchester County. See Table III.J-7 below.

**Table III. J-7
School-Age Children Generations¹⁸**

Unit Size	Urban Land Institute Multipliers ¹⁹	Rutgers Center for Urban Policy Research ²⁰	Rutgers University Estimates of the Occupancy of New Housing ²⁵	Yonkers Ridge Hill DEIS ²¹	White Plains Avalon-Rockledge EA ²²	New Rochelle Church-Division DEIS ²³	Sleepy Hollow Water-front ²⁴	Proposed Multiplier
Studio	-	-	-	-	-	-	-	0.0
One bedroom	0.000	0.004	0.16	0.004	0.004	0.004	-	0.004
Two bedroom	0.000	0.188	0.08	0.188	0.188	0.188	-	0.188
Three bedroom	-	NA	0.20	NA	0.3	0.3	-	0.188
	-	-	0.10	0.096	0.05	0.14	0.12	0.11

Table III.J-8 calculates the anticipated school-age children generated by the proposed Project, based on the anticipated bedroom count.

**Table III.J-8
Anticipated Generated School-age Children**

Unit Size	Number of Units	Multiplier	Anticipated School-Age Children
Studio	125 (9%)	0.000	0
One bedroom	222 (16%)	0.004	1
Two bedroom	776 (56%)	0.188	146
Three bedroom	263 (19%)	0.188	49
TOTAL	1,386 (100%)	0.11	196

Note that the Applicant anticipates that the proposed development will include mostly young professional singles, couples with very few school age children, or empty nester families who want to live in a downtown setting, close to shopping, and mass transit. The proposed high rise buildings will offer very few, if any, amenities for children. It is the Applicant's understanding that the recently constructed housing near the Yonkers railroad station has a very low student generation ratio. Given the Project's location, marketing and design, the 0.11 student per unit ratio is considered to be reasonable by the Applicant.

¹⁸ Compiled by Saccardi & Schiff, Inc.

¹⁹ Urban Land Institute, Development Impact Assessment Handbook, 1994. Northeast High-Rise School-Age Multipliers.

²⁰ New Practitioners' Guide, Listokein, et. al., 1985.

²¹ Ridge Hill DEIS used Rutgers numbers, calculated total of 0.096 with its bedroom distribution

²² Avalon Rockledge DEIS, 2006, used Rutgers numbers but cited actual student information from White Plains School District on 940 downtown units (7 public school students, overall ratio 0.01 students per unit). Calculated 0.14 overall with its bedroom distribution.

²³ Church Division DEIS, 2006, used Rutgers numbers but Avalon Bay development with 23 students in 412 units, or 0.05 students per unit. Calculated total of 0.12 with its bedroom distribution.

²⁴ Lighthouse Landing DEIS, 2005. Includes an analysis of school children throughout Westchester County from 15 specific multifamily developments. The two rental apartments in the survey had an overall rate of 0.12 students per unit.

²⁵ Rutgers University, Center for Urban Policy Research Residential Demographic Multipliers, Estimates of the Occupancy of New Housing, June 2006

With 1,386 units, the proposed Project would generate approximately 196 school-age children. Of these, approximately 17.5% would attend private or parochial schools, resulting in an estimated increase in public school enrollment of 162 to the Yonkers Public School District. This represents a 0.6% increase in overall enrollment in the school district. Based on the 2005/2006 budget, the cost to educate 162 students would be approximately \$1,935,000 per year in total, including instructional costs, of which approximately \$672,000 would be funded from real property tax revenues, and the remainder from State aid.

As discussed in Section III-I of this DEIS, Project generated tax revenues are sufficient to offset the City's cost to educate the students generated by the Project.

d. Ambulance Services

As indicated previously, Empress Emergency Medical Services is a private for-profit company. Following development, Empress Emergency Medical Services would undertake a demand analysis study to determine the number and location of ambulances needed to maintain the current level of service.

It is anticipated that the owners of the ballpark will enter into a private contract with Empress to provide service during game time. Empress currently has similar agreements with the Yonkers Raceway and for coverage of Yonkers High School football games. According to Empress, on-site ambulance coverage is required by law when gatherings are larger than 5,000 people.

The Chicken Island parking lot currently serves as a helicopter landing pad for emergencies. It should be noted that Empress indicated that emergency medical service helicopters are able to land throughout the City, on roadways etc. and the loss of Chicken Island should not present a problem for emergency helicopter service.

e. Recreation

The proposed Project will include publicly accessible open space along the Hudson River at Palisades Point and the riverwalk along the daylighted Saw Mill River at River Park Center. The proposed Project may also include indoor health and sports club facilities that would be particularly attractive to Project residents.

It is likely that some residents would utilize certain City and County facilities for active and passive recreation. The 2,000 Project generated residents represent a 1% increase in City population. A 1% in the City's recreation budget will amount to approximately \$91,000 per year for increase usage Citywide. As discussed in Section III-I of this DEIS, Project generated tax revenues are sufficient to offset this cost.

It should be noted that the proposed Project includes the alienation by the City and conveyance by the City to the Applicant of four parcels of City designated parkland totaling approximately 2.93 acres. The Government Center site is a portion of Washington Park, which encompasses City Hall, the Health Center Building and the existing Government Center municipal garage; a small portion of Waring Park (Block

490, Lot 72) that fronts on Guion Street and a small portion that fronts on South Broadway would be impacted by the development of Cacace Center; and a parcel in the vicinity of Engine Place (formerly known as Block 486, Lots 1 and 4, and now known as Block 483, part of Lot 60) would be impacted by the development of River Park Center. Special State legislation is required to authorize the City to alienate and convey the park lands to the Applicant for the development of the Project. State policy is not to permit the alienation of park land unless suitable replacement park land is dedicated. The City has recently identified approximately 8.25 acres of City owned land that will be dedicated as replacement park land.

The Project will result in a total of approximately 8.4 acres of open space along the Hudson River at Palisades Point and at the River Park Center riverwalk. The open space will either be privately owned and publicly accessible (the River Park Center riverwalk and the landscaped lawn area at Palisades Point), or, in the case of the esplanade at Palisade Point, publicly owned. Approximately 1.03 acres of new parkland may also be created by the City at Larkin Plaza. Together, these areas will more than compensate for the proposed loss of the parkland.

f. Public Works

It is anticipated that the proposed Project will generate additional solid waste, as detailed in Table III.J-9 below. Following development the DPW anticipates that solid waste generated by commercial uses and the ballpark will be handled by a private carter.

**Table III.J-9
Anticipated Solid-Waste Generation**

Component	Generation Rate ²⁵	Number of Residents/ Employees ²⁶	Solid Waste (tons per year)
Residential	.00175 tons/day/resident	2,000	1,302

Table III.J-4 estimates 1,302 tons of solid waste generated per year for the proposed Project. This would represent a 1.2% increase in solid waste handled by the Department of Public Works (considering 110,000 tons of refuse currently collected per year).

The DPW recommends that residential buildings include adequate storage space for solid waste and recyclables. Snow storage following storm events is an issue and is anticipated to remain an issue following the construction of the proposed Project.

In total, the DPW suggested that it might need one additional truck to provide service to the proposed Project but would need to further review specific plans. The estimated cost of a truck is \$160,000. Each truck requires three staff people. The salary of each staff person is anticipated to be \$57,000 per year plus 35% in benefits. As discussed in Section III-I of this DEIS, Project generated tax revenues are sufficient to offset this cost.

²⁵ Generation rates based on Development Impact Assessment Handbook, Urban Land Institute, 1994.

²⁶ Estimates of employees based on 3 employees/1000 sf for retail/restaurant, based on 1,235,000 sf of retail/restaurant and stadium

g. Department of Housing and Buildings

It is anticipated that the Department of Housing and Buildings will need to, at least temporarily, bring on additional staff to review the proposed plans for the various permits to be issued. In addition, during the construction process there will be a need for additional inspectors. It is anticipated that building permit and related fees to be paid to the City will be sufficient to offset these personnel costs.

h. Other Organizations and Services

The Applicant and its related entities provide support to local organizations and community service providers in the various communities in which they work. In Yonkers these groups include: the YMCA, YWCA, American Red Cross, Hudson River Museum, Beczak Environmental Center, Family Service Society, Groundwork Yonkers, Inc., My Sisters Place, Yonkers Community Action Program and the Nepperhan Community Center, Inc. It is anticipated that as part of the Project, the Applicant would continue providing financial support to these and other similar groups.

3. No Build Analysis

As referenced in Table III.H-3 and Exhibit III.H-4 of this DEIS, even if this Project is not constructed, there are approximately 1,550 contemplated new units of housing and 280,000± s.f of commercial, retail and office space currently planned and/or proposed, which constitutes the “No-Build” condition for purposes of assessing community service impacts. Based on accepted methodologies, it is anticipated that the No-Build condition would generate approximately 2,300 new residents, of which approximately 276 persons would be school age children, although it is anticipated that approximately 10% will attend private or parochial institutions.²⁷ Each of the No-Build projects identified in Table III.H-3, would be subject to review under SEQRA and applicable State and local laws, and appropriate mitigation for the impacts of the projects would be determined in connection with those reviews.

²⁷ National Center for Education Statistics (NCES) data suggest that private school enrollment as a percentage of total school enrollments are increasing nationally. In the Northeast Region, private school enrollment for K-12 children was approximately 14% in 2004, the latest figures available. Source: Table 4-2. Private elementary and secondary school enrollment and as a percentage of total enrollments in public and private schools, by region and grade level: Various school years, 1989–90 through 2003–04. nces.ed.gov/programs/coe/2006/section1/tableXLS.asp?tableID=434 - 33k

Legend

Community Facilities

- CULTURE BLDG
- GOVT BLDGS
- HOSPITAL
- LIBRARY
- POLICE/FIRE
- PAROCHIAL SCHOOL
- REC FACILITY
- PUBLIC SCHOOL

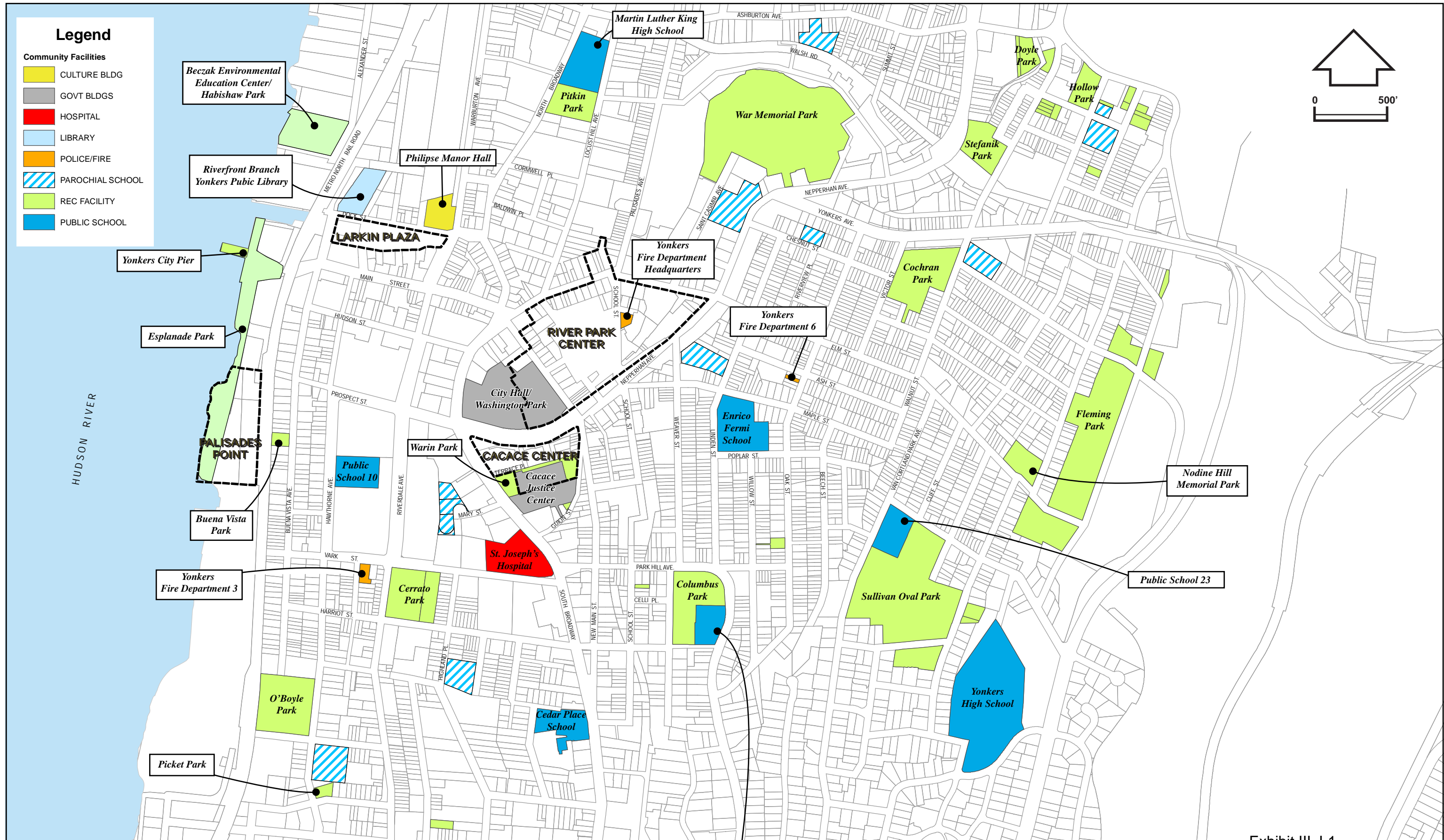
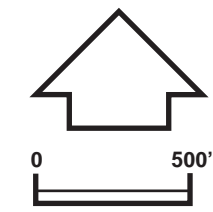


Exhibit III.J-1

COMMUNITY FACILITIES

SFC PHASE I PROJECTS

STRUEVER FIDELCO CAPPELLI LLC