

## 4.0 SIGNIFICANT ADVERSE UNAVOIDABLE IMPACTS

The proposed project will have some adverse impacts on the environment that cannot be avoided. Some of these are short-term impacts that will occur during construction, which generally arise from the alteration of existing site conditions. There are, however, others that would have permanent or long-term environmental impacts. Most of these are an unavoidable consequence of the development process. Adverse impacts that cannot be avoided if the project is implemented are identified below:

- Disturbance of most of the 6.5-acre ESPC site for grading, excavation, construction activities, paving, and landscaping (short-term impact);
- Disturbance of other areas of the SWEP site as other buildings proposed under the Amended CDP are constructed (short-term impact);
- Increase in the amount of impervious surface and alteration of stormwater runoff patterns (long-term impact);
- Generation of traffic. During the construction phase, trucks, machine transport vehicles, supply vehicles, and work crew vehicles would add to the present traffic (short-term impact). Once the development is complete, there will be additional trips generated by employees and visitors to the SWEP site (long-term impact);
- Increase in dust particles generated at the site during construction (short-term impact);
- Increase in water usage and wastewater generation (long-term impact);
- Increase in solid waste and recyclable material generated at the site (long-term impact);
- Increase in lighting generated at the site (long-term impact); and
- Increase in energy usage, specifically electricity and heating fuels (long-term impact).

## 5.0 ALTERNATIVES

The New York State Environmental Quality Review Act (SEQRA) calls for the evaluation of reasonable alternatives to a proposed action that are feasible, considering the objectives and capabilities of the Applicant. In accordance with the Final Scoping Document, the following four alternatives to the proposed action were considered:

- “No-Build” Alternative;
- “Elizabeth Seton Pediatric Center (ESPC) Only” Alternative;
- “Environmental Mitigation Alternative”; and
- “Fifty-Percent Reduction in SWEP Expansion” Alternative.

Each alternative is described below.

### 5.1 “No Build” Alternative

The “No-Build” alternative is the scenario that would occur if no development were to take place on this site. Without the proposed development of the project, the site would remain as an executive park with its existing configuration of buildings, although there is no guarantee that the site would not otherwise be further developed at some point in the future.

Under the “No-Build” Alternative, there would be:

- No increase in vehicular traffic.
- No soil or vegetation disturbance.
- Less stormwater runoff.
- No increase in demand for fire or other emergency services.

However, the “No-Build” Alternative would also not generate the anticipated benefits of the Proposed Action, such as:

- Total property tax revenue of approximately \$1.8 Million generated to the local taxing districts, including the City, County, and Yonkers School District, in addition to approximately \$484,000 in income tax payments annually to the City of Yonkers.
- Transportation improvements that are proposed as part of the action, including the widening of Executive Boulevard, synchronization of traffic signals, and upgrading of traffic signals.

- Increase in the number of temporary and permanent jobs, ranging from hourly positions to management and professional level opportunities.
- Local and regional economic activity resulting from the expansion of business and employment opportunities at the site.

## 5.2 “Elizabeth Seton Pediatric Center Only” Alternative

This alternative is the scenario that would occur if only the ESPC were constructed on the SWEP site. The other 534,500 square feet that are conceptually described in the proposed action would not be approved under this alternative.

Because the ESPC is exempt from payment of property taxes or sales taxes, the City would realize no increased property taxes from the “ESPC Only” alternative. While the City would realize the approximately \$203,100 in income taxes from ESPC employees, and the ancillary sales taxes for purchases ESPC employees made in Yonkers, the City would not realize the property taxes or income taxes for the remainder of the SWEP expansion as proposed.

Except as discussed below, the “ESPC Only” alternative will realize the social benefits of having the state-of-the-art ESPC relocating to Yonkers from Manhattan. However, this alternative will not realize a major social benefit of expanding SWEP: the varied job opportunities at numerous different salary levels, which will be created if the SWEP expansion is approved. There would also be approximately 1,021 fewer full-time-equivalent employment positions at SWEP, which would result in fewer people patronizing the local businesses and paying sales taxes to Yonkers.

The “ESPC Only” alternative would generate less traffic than the proposed action, but will nonetheless require large scale improvements, such as widening of portions of Executive Boulevard, upgraded traffic signals, reallocating traffic lanes and other improvements. However, because the purchase agreement between RMC and ESPC requires that ESPC pay a proportionate share of cost improvements based upon the size of the approved SWEP expansion, implementation of those improvements would impose on ESPC costs which are beyond the ability of ESPC to absorb.

Less grading and site development is required for the “ESPC Only” alternative than with the proposed action. Nonetheless, the Sewer capacity study establishes that sanitary sewer capacity needed to accommodate the ESPC facility will be sufficient for the proposed SWEP expansion and the Drainage Study concludes that much of the additional SWEP expansion beyond ESPC can be handled with the infrastructure improvements needed for the ESPC facility. Thus, limiting development to the ESPC facility will result in lost economic opportunity for the City.

Similar to the proposed action, the “ESPC Only” alternative will not cause significant impacts to police and emergency medical services, and any potentially adverse environmental impact from hazardous materials will be mitigated. Additionally, the ESPC will not have an emergency room, which means that there will not be noise typically associated with ambulance sirens. Construction of ESPC will take place on a schedule intended to avoid disturbance of threatened species and during construction, proper mitigation will be in place to minimize dust erosion.

### **5.3 “Environmental Mitigation” Alternative**

This alternative would primarily focus on traffic conditions and traffic improvements while also considering environmentally friendly building design features. Specifically, this alternative would analyze the extent of traffic improvements needed for the proposed action, whether the applicant has the financial ability to fund those improvements, and, if not, whether the City should incur the costs of the improvements. Additionally, this alternative examines whether LEED or other environmentally friendly building construction, design and operation features should be incorporated into future SWEP buildings or retrofits of existing buildings.

The Traffic Impact Study for the proposed action (see Appendix 9.2) establishes that, upon the widening of portions of Executive Boulevard, the upgrading of traffic signals, the reallocation of travel lanes and the other proposed improvements, all intersections studied will perform better than current conditions and at acceptable levels of service. Since many of the improvements are needed to mitigate both existing traffic conditions and traffic to be generated by the ESPC facility, the improvements to be undertaken by the applicant can and should be implemented before or shortly after the opening of the ESPC facility. While the proposed improvements are costly, will take many months to commence and complete, and will require drivers to become familiar with the changed traffic patterns and lane movements, the proposed improvements are not of such magnitude that would cause an adverse change in the character of the community.

Although the proposed transportation improvements are costly, RMC and ESPC have the financial ability to undertake the improvements identified in the DEIS. Such a financial commitment is, however, contingent upon approval of the application to expand SWEP. Moreover, there is no perceived advantage to phasing the SWEP expansion and limiting construction of the expansion since the traffic improvements needed for the SWEP expansion will be completed by or shortly after the opening of the ESPC facility.

Regarding the SWEP expansion, no buildings other than the ESPC facility are proposed at this time. As each subsequent building is proposed, those buildings and site improvements will be subject to zoning review and approval by the Yonkers Planning Board. Each building and site development can be expected to comply with the zoning regulations in effect at the time approval is applied for and received.

The ESPC facility is being designed to meet LEED standards for new construction. Future buildings within the SWEP that are proposed under the amended CDP will utilize environmentally friendly design and construction practices as appropriate, given the proposed use and site constraints. Such practices would likely include water conservation, recycling and waste minimization, pedestrian-friendly site features, use of compact fluorescent light bulbs, and low impact development, among others.

### **5.4 “Fifty-Percent Reduction in SWEP Expansion” Alternative**

This alternative would allow for the ESPC facility to be built, plus one additional building of approximately 85,000 sq. ft. Other than a minimal increase in vehicular traffic and minimal increase in property tax revenue, the alternative is very similar to the “ESPC Only” alternative.

As indicated by the Traffic Impact Study, once the proposed traffic improvements are completed, there will be sufficient traffic capacity to handle the entire SWEP expansion and all intersections will function at acceptable traffic capacities.

There will be a substantial loss of tax revenue to the City if the “50% Reduction” alternative is implemented, compared to the proposed action. Within SWEP, the condominium association provides many of the services which would normally supplied by the City (except along Executive Boulevard), such as street lighting, snow removal, solid waste disposal, and street maintenance. Thus, SWEP provides the City with the same tax revenues as other comparable commercial properties, but saves the City from providing some of the services it provides to other comparable commercial properties.

The Stormwater and Sanitary Sewer studies provide no justification for the “50% Reduction” alternative. Both studies show the proposed action can be justified based upon the proposed improvements for stormwater runoff detention and sanitary sewer capacity. These improvements would not be adjusted under this alternative.

## **6.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

The proposed project, like any development, will cause the short-term and long-term commitment of environmental resources. The construction of buildings, roads, and utilities and the human, mechanical, and industrial activities associated with construction alter the landscape and the pre-development environment.

On the project site, areas of existing undeveloped land will be committed to the development of buildings, roads, parking areas, and landscaped areas. Existing soils will be altered and replaced with paving, and some wildlife habitat as it presently exists will be lost during development.

Resources consumed during construction of the development, including fossil fuels, electricity, and construction materials, will be committed for the life of the project. Non-renewable fossil fuels will be irretrievably lost through the use of gasoline and diesel powered construction equipment during construction. Commitments will also be made for the use of renewable and/or recyclable resources such as construction and building materials including timber, copper, ductile iron, concrete, and glass. The need for construction jobs will be an irretrievable commitment of labor resources.

In emergency situations, the project will also require the commitment of manpower from emergency departments, such as the Yonkers Fire and Police Departments, private ambulance services, and other emergency departments as needed. As noted in Section 3.8, these services are currently adequately staffed to handle emergencies at the project site.

## 7.0 GROWTH INDUCING ASPECTS

Current land use patterns strongly influence the probability of induced growth. Induced growth is considered the residential or commercial growth, including secondary impacts such as traffic or demand on community services, which would occur above the background growth as a result of the Proposed Action. New development often is likely to occur in or near developed areas, to take advantage of existing residential and economic activity and available infrastructure.

The proposed project will utilize existing municipal water and sewer services, and therefore will not create utility-related growth-inducing impacts.

It is anticipated that future occupants of the expanded SWEP will patronize a variety of existing local retail and commercial establishments. Local businesses are expected to provide many of the goods and services future businesses will require. The demand for commercial services may increase as a result of the proposed project, which could contribute to increased commercial growth in Yonkers and surrounding areas.

The proposed project is expected to generate over 300 construction jobs.<sup>29</sup> Other jobs would be created relative to off-site construction in manufacturing, trades and services, and transportation, but many of these opportunities would not affect the local economy. The majority of the construction-related employees at the site are expected to come from Yonkers and the immediate surrounding area. These workers are expected to have a positive impact on existing local businesses by purchasing food, gasoline, and other goods and services while working at the project site.

Approximately 1,700 full-time-equivalent (FTE) jobs<sup>30</sup> will be created by the ESPC and other uses within SWEP as buildings are constructed over time. These employees will likely come from Yonkers and the surrounding area. As with construction-related employees, permanent employees are expected to positively affect local businesses through their patronage. The increase in employment resulting from the proposed SWEP expansion will have indirect impacts on employment in other industries. The proposed project's impact on temporary and permanent employment is a potential growth-inducing impact, as new jobs could result in increased demand for housing, goods, and services. However, it is not expected to be a significant impact, since the majority of the jobs are likely to be filled from the existing workforce in Yonkers and Westchester County, who already reside in the area and already patronize existing businesses.

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<sup>29</sup> Urban Land Institute, *Development Impact Assessment Handbook*, 1994. Based on the anticipated cost of construction.

<sup>30</sup> Urban Land Institute, "Employment and Parking in Suburban Business Parks: A Pilot Study," 1986; Nancy Bullock, Project Director, Elizabeth Seton Pediatric Center, November 2007.

## 8.0 EFFECTS ON THE USE AND CONSERVATION OF ENERGY REOURCES

Through the utilization of sustainable design techniques, selection of energy efficient and environmentally sensitive construction materials and mechanical systems, and a commitment to conservation practices and low impact development techniques, the proposed ESPC and SWEP expansion will utilize energy wisely. As with all development projects, energy will be consumed during construction and will continue to be consumed upon completion and use of the proposed buildings. It is anticipated that the primary source of energy for the project will be electricity from Con Edison.

During construction, energy will be used to power equipment and various construction vehicles. Once construction is completed and the buildings are occupied, energy will be required for heating, air conditioning, lighting, and the use of household appliances. The design and plans for all energy conservation systems within the development will take into account the New York State Energy Code. It is expected that all systems will be modern, energy efficient units.

It is currently estimated that EPSC will use approximately 2,231 kW of energy. ESPC has put significant thought into making its facility an environmentally friendly building, which will be designed to LEED standards for new construction. Numerous energy cost-saving items are being incorporated into the design of the ESPC.

### Heating, Ventilating, and Air Conditioning

- 80% heat recovery on air handlers;
- Capability to operate in 100% outside air economizer mode at all air handlers;
- High-efficiency motors;
- Variable Frequency Drive (VFD) on all motors; and
- High-efficiency windows, which limit air infiltration.

The mechanical ventilation/air conditioning systems serving the building will exceed the code requirements for ventilation air change rates within all occupied space. These systems will be designed to deliver six air changes per house of conditioned air in lieu of the two air changes required by the covering codes for long-term care occupancies. Conditioned air will be delivered to the individual residential and associated care areas via a direct digital control (DDC) variable air volume (VAV) system. These systems will allow for local control of all areas served. The sensitivity of the local thermostats, provided within each control space, will allow for +/- 2 degrees of the temperature setting.

The VAV system approach will minimize any concern regarding infection control and the spread of bacteria that can be realized with the use of local terminal units within each occupied space. Filtration of all outside air will be accomplished utilizing 99% efficient, air handling unit mounted filters in lieu of the code allowable 65%. All of these measures contribute to the earning of LEED points.

### Electrical

Electricity, energy use will be reduced by using high-efficiency light fixtures with low light level criteria, local room-by-room proximity sensors with local off-auto switches, high efficiency transformers, photocell controls for all exterior lighting, and time clock lighting controls for the school. Distribution within the building will be traditional pipe and wire, conduit and cable, to all of the service points.

An addressable, coded fire alarm system, complete with audible as well as visual annunciating signaling devices will be installed throughout the building.

A lighting protection system complete with air terminals at all high points wired to lighting ground rods and/or plates to dissipate the electrical energy will be provided on the roof of the building. The entire portion of the Pediatric Center of the building will be provided with emergency power through the use of a dedicated emergency generator. Fuel for the generator will be stored in a buried fuel oil tank, within a vault.

### Plumbing and Fire Protection

Water usage will be reduced through the use of storm water recovery, waterless urinals, double flush and/or ultra low-flow water closets as well as ultra low-flow lavatories.

The building's sprinkler and domestic water services will be derived from two of the adjacent street services. Domestic hot water will be generated through the use of central high-efficiency condensing-type gas-fired domestic hot water boilers. The domestic hot water will be circulated to the fixtures via a recirculation system.

All resident bedrooms, as well as therapeutic and activity spaces, will be provided with a full complement of medical gas services, including oxygen, vacuum, and hospital compressed air. All of these services will be hard-piped from their point of origin. Oxygen will be derived from an exterior mounted liquid oxygen tank along with the appropriate manifold and bottle reserve, both pad-mounted within a screened facility outside of the building.