A RESOLUTION OF THE CITY OF MOUNT VERNON CITY COUNCIL ADOPTING A NEGATIVE DECLARATATION PURUSANT TO SEQRA FOR THE MOUNT VERNON EAST ZONING AMENDMENTS

WHEREAS, City Council of the City of Mount Vernon is in receipt of an Amended Petition submitted by Alexander Development Group ("Petitioner") to amend the Zoning Ordinance of the City of Mount Vernon to create a new Mount Vernon East TOD High Density District ("TOD-1 District"), and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue, designated on the City of Mount Vernon Tax Map as Section 165.63, Block 1141, Lots 1, 2, 3, 5, 6, 8, 9, 10, 11, 12 ("Zoning Petition"); and

WHEREAS, Petitioner is the owner of three adjacent tax lots known known as 140, 146, and 152 East Prospect Avenue, totaling approximately 0.828 acres, and designated on the City of Mount Vernon Tax Map as Section 165.63, Block, 1141, Lots 9, 10 & 11 ("Property"); and

WHEREAS, the Property is located in an RMF-15 Multifamily Residence District, and within the area of land proposed to be rezoned to the TOD-1 District; and

WHEREAS, the purpose of the requested rezoning of the Property is to allow Petitioner's proposed 21-story mixed-use building, consisting of approximately 288,784 square feet of gross floor area, which would accommodate up to 350 market rate dwelling units, approximately 7,000 sf of retail space, and 201 parking spaces (collectively, "Project"); and

WHEREAS, on or about September 17, 2024, Petitioner submitted to the City Council the Zoning Petition, together with a conceptual site plan, floor plans, and renderings, as well as a Full Environmental Assessment Form Part 1 and associated supplemental studies ("EAF"); and

WHEREAS, as described in the EAF, the Proposed Action includes the requested Zoning Petition and the redevelopment of the Property for the Project as further described in Petitioner's application materials; and

WHEREAS, the Project has been reduced in scale from Petitioner's prior proposals for a 30-story and 26-story mixed-use building at the Property in 2018 and 2021, respectively; and

WHEREAS, Petitioner modified the Project to be consistent with the recommendations set forth in the City Council's Downtown Vision Report, adopted January 2024; and

WHEREAS, the City Council previously designated its intent to serve as Lead Agency for the prior proposals pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, "SEQRA"); and

WHEREAS, the Proposed Action is a Type I action under SEQRA; and

WHEREAS, October 10, 2024, the City Council re-designated its intent to serve as Lead Agency for the coordinated review of the Proposed Action pursuant to SEQRA; and

WHEREAS, the City Council provided written notice of its intent to serve as Lead Agency to all Involved and Interested Agencies; and

WHEREAS, on or about October 11, 2024, the City Council referred the Zoning Petition to the City of Mount Vernon Planning Board and Corporation Counsel, as well as the Westchester County Planning Board, for their respective reviews and reports as required by law; and

WHEREAS, by letter dated October 28, 2024, the Westchester County Planning Board confirmed that it had no objection to the City Council assuming Lead Agency status for the Proposed Action, and also issued its recommendations with respect to the Proposed Action pursuant to Section 239-l, m, and n of the General Municipal Law; and

WHEREAS, on November 6, 2024, the Planning Board consented to the City Council's designation as Lead Agency, as well as issued its report on the Zoning Petition as set forth in the Board's Meeting Minutes; and

WHEREAS, on November 13, 2024, the City Council re-designated itself as Lead Agency for the purpose of conducting a coordinated review of the potential environmental impacts of the Proposed Action under SEQRA; and

WHEREAS, the City Council duly published notice of a Public Hearing for the Zoning Petition in three issues of the official newspaper for the City on November 21, November 26, and December 4, 2024; and

WHEREAS, the City Council conducted a Public Hearing on the Zoning Petition on December 11, 2024 at 7:00 P.M. at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted until January 7, 2025; and

WHEREAS, the City Council has carefully considered all oral and written comments submitted by members of the public, the Planning Board, and the Westchester County Planning Board; and

WHEREAS, following the Public Hearing, Petitioner submitted to the City Council a Response Memorandum, prepared by BFJ Planning, dated December 23, 2024, which addressed certain comments raised during the Public Hearing, including, but not limited to, comments relating to traffic and shadows ("BFJ Response Memorandum"); and

WHEREAS, the City Council, together with its professional consultants and special counsel, has reviewed the EAF and all associated supplemental studies and materials submitted by Petitioner, the BFJ Response Memorandum, Part 2 of the EAF as completed by the City Council, the criteria for determining significance set forth in 6 N.Y.C.R.R. Section 617.7(c), and all other information in the City Council's administrative record, which is incorporated herein by reference in its entirety; and

WHEREAS, the City Council has thoroughly analyzed the identified relevant areas of environmental concern to determine if the Proposed Action may have a potential significant adverse impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that, pursuant to 6 N.Y.C.R.R. Part 617, the City Council determines after due discussion and deliberation that the Proposed Action does not have the potential to result in any significant adverse environmental impacts, and that an environmental impact statement is not required, for the reasons set forth in the attached Negative Declaration; and

BE IT FURTHER RESOLVED, that the City Council adopts and incorporates herein by reference the attached Negative Declaration for the Proposed Action under SEQRA; and

BE IT FURTHER RESOLVED, that this Resolution and the attached Negative Declaration shall constitute the City Council's evaluation of the magnitude and importance of impacts of the Proposed Action and reasons in support of the determination of significance required under Part 3 of the EAF; and

BE IT FURTHER RESOLVED, that the City Clerk shall arrange to fulfill the filing and distribution requirements for the Negative Declaration as required by the SEQRA regulations in 6 N.Y.C.R.R. Section 617.12, and to make all other filings required by law; and

BE IT FURTHER RESOLVED, that, as described in the Negative Declaration, in order to obtain the necessary height bonus allowing for 21 stories along East Prospect Avenue, and 12 stories along Elm Avenue, a developer shall, during site plan review, provide one or more public benefits, the value of which equal or exceed 0.5% of the total estimated construction cost as set forth in the new TOD-1 zoning regulations; and

BE IT FURTHER RESOLVED, that Petitioner shall make commercially reasonable efforts to award construction-related and post-construction permanent jobs and construction-related contracts to qualified City residents, veterans, minorities and women, as well as to qualified local, minority- and women-owned business enterprises. In furtherance of these goals, Petitioner shall use commercially reasonable efforts to undertake, among other things, the following steps: (i) host informational sessions in local housing developments, places of worship, and other locations determined in consultation with the City Planning Department to notify residents, area businesses and advocacy groups about the various work opportunities that the Project presents, (ii) package construction contracts where feasible in sizes appropriate for smaller businesses, and (iii) request from the City a list of qualified local vendors, contractors and labor. Petitioner shall not be required to employ local residents or contract with local vendors at wages or contract prices that are higher than can be paid to non-residents for similar work or services. Petitioner shall maintain detailed records of the actions that it takes to achieve these goals and shall periodically submit reports to the Council at its request to demonstrate that it is making the commercially reasonable efforts described herein.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Council Person

APPROVED AS TO FORM

THIS RESOLUTION

ADOPTED BY CITY COUNCIL

Assistant Corporation Counsel

President

Attest:

City Clerk

APPROVED

APPROVED

Date

Dept.

By

Mayor

SEQR

617.21

Appendix F

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number _____ Date February XX, 2025

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Mount Vernon, City Council as lead agency, has determined that the proposed action described below will not have a significant effect on the environmental and a Draft Environmental Impact Statement will not be prepared.

Name of Action:

The Mount Vernon East TOD High Density Zoning District (TOD-1) and The Alexander Mixed-Use Development

SEQR Status:

Type I ☑ Unlisted ☐

Conditioned Negative Declaration: Yes ☐ No ☑

Description of Action:

The proposed action involves the creation a new Mount Vernon East TOD High-Density District ("TOD-1 District") and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue. The Zoning Petition would facilitate Petitioner's proposed redevelopment project, consisting of a 21-story mixed-use building that would accommodate up to 350 market rate dwelling units, approximately 7,000 s.f. of retail space, and 201 parking spaces

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Site consists of one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue., City of Mount Vernon, Westchester County, Tax Map Section165.63, Block 1141, Lots 1, 2, 3, 5, 6, 8, 9, 10, 11,

REASONS SUPPORTING THIS DETERMINATION:

See attached.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Nicole Bonilla, DeputyCity Clerk

Address: City Hall, 1 Roosevelt Square, Mount Vernon, NY 10550

Telephone Number: 914-665-2300

For Type I Actions and Conditioned Negative declarations, a Copy of the Notice sent to:

Commissioner, Dep't of Environmental Conservation, 625 Broadway, Albany, NY 12233-0001

NYSDEC Region 3, 21 South Putt Corners Road, New Paltz, NY 12561

City Council President, City of Mount Vernon, City Hall, 1 Roosevelt Square, Mount Vernon, NY 10550

Mayor, City of Mount Vernon, City Hall, 1 Roosevelt Square, Mount Vernon, NY 10550

REASONS SUPPORTING THIS DETERMINATION

The proposed action involves the creation a new Mount Vernon East TOD High-Density District ("TOD-1 District") and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue. The Zoning Petition would facilitate Petitioner's proposed redevelopment project, consisting of a 21-story mixed-use building that would accommodate up to 350 market rate dwelling units, approximately 7,000 s.f. of retail space, and 201 parking spaces

Potential impacts relating to the proposed action include the following:

1. The proposed rezoning area consists of one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue, consisting of 10 tax lots currently zoned RMF-15. The proposed Mount Vernon East TOD High Density District is consistent with the Downtown Vision Plan adopted in January, 2024. This Vision Plan is the first phase of the Mount Vernon Comprehensive Plan known as Envision Mount Vernon, that is currently being prepared.

   Six Downtown Revitalization Guidelines were synthesized from community outreach and technical analysis in the Downtown Vision Plan. The first guideline, "Define building density and uses in and around downtown to attract a consumer base and investment to support businesses," recommends the City consider increasing density in the area immediately surrounding the Mount Vernon East Station. The Downtown Density Distribution Map indicates that the area proposed to be rezoned is split between the High Density and Highest Density districts.

   The proposal to develop a 21-story mixed-use building complies with the density recommendations of the Downtown Vision Plan. It can therefore be concluded that the proposed action complies with the density parameters intended for the project site.

2. In addition to the density recommendations referenced above, the Downtown Vision Plan subsequently produced a series 17 specific zoning dimensional, bulk, area and off-street parking recommendations that were developed in conjunction with the Department of Planning and Community Development. The proposed 21-story mixed use building would fully comply with these proposed zoning regulations. This includes, for example, in order to obtain the necessary height bonus allowing for 21 stories along East Prospect Avenue, and 12 stories along Elm Avenue, a developer shall, during site plan review, provide one or more public benefits, the value of which equal or exceed 0.5% of the total estimated construction cost as set forth in the new TOD-1 zoning regulations.

3. The proposed Mount Vernon East TOD High Density District zoning regulations would also govern other properties where future development may occur. One such site, 154 E. Prospect Avenue/14 Rich Avenue, represents a site where future development is likely

(referred to as the “soft site”). If so, a 21-story mixed-use building could be developed. This development would be consistent with and supportive of the goals of the Downtown Vision Plan.

4. Building heights in the vicinity of the rezoning area vary greatly, ranging from 2.5 stories, to two- and three-family homes, to seven-story multi-family co-op buildings, to the 10-story Westchester County Office Building, to the 20-story multi-family residential building at 40 E. Sidney Avenue located to the northwest of the rezoning area. The proposed Mount Vernon East TOD High Density District allows for 18 story buildings that can be extended to 21 stories with a height bonus. These heights are consistent with the intent of the transit-oriented development concepts of the Downtown Vision Plan, as well as the character of the downtown area surrounding the site. No significant adverse impacts will result.

5. To address the impact of tall buildings, a shadow analysis was conducted in accordance with the methodology contained in the 2021 New York City CEQR Technical Manual. The methodology considers the impact of shadows on sunlight sensitive resources including open space, historic and cultural resources, natural resources and Greenstreets. Sunlight sensitive resources do not include private residences. Additionally, the shadow analysis also utilized the methodology contained in the NYSDEC’s policy “Assessing and Mitigating Visual and Aesthetic Impacts” (DEP-00-2). The policy guidance includes a list of 16 aesthetic resources that need to be considered when evaluating visual impacts. None of these 16 resources would be impacted by development permitted under the new zoning district, nor would any sunlight sensitive resources. The one sunlight sensitive resources located in proximity to the rezoning area – the Post Office at 14 South 1st Street is located to the south, so shadows would never be cast in that direction.

   Development in accordance with the Mount Vernon East TOD High Density District would result in shadows cast from new tall buildings extending to the west, north and east of the rezoning area. “Worst case” shadow conditions exist during the vernal equinox, autumn equinox, summer solstice and winter solstice.

   Any shadows generated by tall buildings permitted under the proposed zoning are transitory and move from west to east throughout the day casting the longest shadows in the early morning and early evening hours. No shadows will be cast on properties located to the south of the Project Site. Shadows are shortest during the summer months, with the length and duration of shadow extending in the winter months. As shadows are constantly changing as the sun moves across the sky throughout the day, no single property would be in shadow for the duration of the day.

   Properties located to the northwest of the rezoning area would experience shadows in the morning during the winter months and be out of shadow by noon. These same properties would not experience shadows during the spring and summer months and shadows in the early spring and fall would be shorter in length and of similar duration as the winter shadows. Similarly, properties located to the northeast would be in shadow in the

afternoon in the winter months and would also be outside of the shadow reach in the noon to mid-afternoon hours during the spring and summer months.

Additionally, the shadow study did not take into account existing shadows produced by existing buildings in the area. As an example, the single-family homes between Cottage Avenue and Rich Avenue north of E. Prospect Avenue are currently affected by shadows from the two large existing apartment buildings on the north side of E. Prospect Ave. The proposed 21-story mixed-use building will not affect single family homes already shadowed by existing buildings but it will extend a slightly narrower shadow which would incrementally include some additional homes further from the site. The shadow will be narrower because it will come only from higher levels of the proposed 21-story building where the tower on the upper levels is smaller than the base of the building.

The incremental shadows further from the site would also be affected by other shadows such as those from existing trees. The effect of ambient light is also a factor which tends to make narrow shaded areas at a distance from the site less affected as the surrounding lighted areas mitigate the effect of a relatively narrow shadow.

Shadows cast from new tall buildings would not impact any sensitive receptors, and the shadows on some single-family homes would only be cast during limited portions of the day, depending upon the season and their location. Additionally, incremental shadows will be partly mitigated by existing buildings and trees and ambient light the more distant they are from the rezoning area. It can therefore be concluded that the proposed action will not result in significant adverse shadow impacts.

6. New development permitted pursuant to the Mount Vernon East TOD High Density District will alter the visual appearance of the site. Existing 2 ½ story residences could be replaced by up to 21-story mixed-use buildings. This represents a significant change, but is not in and of itself an adverse impact. New buildings would be required to comply with the Mount Vernon East TOD High Density District zoning criteria, which includes a number of form-based provisions including upper story step backs, building mass, frontage, build-to provisions, ground floor transparency requirements and functional entry provisions, all of which are designed to ensure new development is done in a manner that is consistent with the Downtown Vision Plan. Additionally, all new development will be required to obtain a certificate of appropriateness from the Architectural Review Board.

7. The rezoning area is underlain by UpB – Urban land – Paxton complex soils. These soils are well-drained with moderately rapid permeability. The depth to bedrock is between 1.66 and 3.25 feet. These site soils do not present any major development limitations, while the urban land elements may require excavation and removal if unsuitable material is encountered during construction. No significant adverse soil impacts will result.

8. The topography of the rezoning area is generally level, with slopes between 0 – 10-%. No steep slopes exist within the area. No significant topographic or steep slope impacts will result from development within the rezoning area.

9. Development within the rezoning area will result in site disturbances and grading. Due to the relatively level topography of the area, these impacts will be minimal. This activity however, does have the potential to increase soil erosion and sedimentation specifically during the construction build-out period. These potentially adverse impacts will be mitigated through the implementation of the Erosion and Sedimentation Control Plan and the installation of soil erosion and sedimentation control devices. These devices will be designed and installed in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control* (current edition), as well as all requirements and regulations of the City of Mount Vernon.

   The Erosion and Sedimentation Control Plan referenced above will minimize the downstream erosion hazard by controlling runoff at its source, minimizing runoff from disturbed areas and de-concentrating stormwater runoff.

   In accordance with the requirements of the SPDES General Permit, site assessment and inspections shall be provided for all construction activities associated with this action. This shall include an assessment of the site prior to the commencement of construction and a certification in an inspection report that the appropriate erosion and sedimentation control measures described in the SWPPP, the General Permit and the Erosion and Sedimentation Control Plan have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction. Following the commencement of construction, site inspections shall be conducted by a qualified professional at least every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater. The site contractor shall be responsible for implementing measures and correcting deficiencies noted during site inspections.

   Implementing these measures will assure that no significant adverse impacts on the site's topography and resulting site erosion will result from the proposed Action.

10. No negative impacts to surface water features will result from the proposed action. No streams, lakes or ponds are present on, or in the vicinity of the rezoning area. New development shall be required to include new stormwater management facilities that shall be designed to assure that post development runoff rates will be equal to or less than the pre-development rates. Proposed stormwater facilities shall also include green practices. Approval of any future development shall be conditioned upon compliance with all applicable Phase II stormwater regulations, including the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and the filing of a NYSDEC Sate Pollution Discharge Elimination System (SPEDES)

General Permit. These measures will assure that the proposed action will not result in any significant adverse environmental impacts to surface water features.

11. According to the NYSDEC EAF mapper, there are no known threatened, endangered or species of significance of plants or animals located on the site. No adverse impacts will result from the proposed action.

12. There are no wetlands located on or in the vicinity of the rezoning area. No adverse impacts will result from the proposed action.

13. The rezoning area is not located within a 100- or 500-year floodplain, or a designated floodway. No adverse flooding impacts will result from the proposed action.

14. The Traffic Impact Study prepared for the proposed action documents that the levels-of-service at the intersections surrounding the rezoning area all operate at LOS A or B. Traffic counts were collected in 2018 and again in February of 2024. No seasonal adjustments are necessary. Projected future operating conditions (without the proposed action) indicated that there would be a slight increase in traffic due to routine background growth, which was calculated to be 1%, which reflects a high percentage based on NYMTC growth projections. The future levels-of-serve at all area intersections (without the proposed action) would remain unchanged.

    The proposed action, including the development of the 21-story mixed-use building, combined with the anticipated build-out of the additional soft site within the rezoning area, would result in a total of 73 AM peak hour trips and 72 PM peak hour trips for the 21-story mixed-use building and 29 AM peak hour trips and 24 PM peak hour trips for the soft site, for a combined total of 102 AM peak hour trips and 96 PM peak hour trips.

    The additional traffic generated from the proposed action is expected to create minimal changes in delay at the surrounding intersections. All movements remain LOS A or B except for the northbound left-turn movement at Rich Avenue in the AM Peak Hour, where average vehicle delay is expected to increase by one second from LOS B (14.5 seconds) to LOS C (15.4 seconds). The results demonstrate that the proposed action will not result in a significant adverse traffic impact.

15. Off-street parking for the proposed 21-story mixed-use building will comply with the parking standards proposed for the Mount Vernon East TOD High Density District:

    - Multifamily dwellings shall have a minimum off-street parking requirement of 0.50 parking spaces for each studio and one (1)- bedroom unit, and 0.75 parking spaces for each two (2)-bedroom or larger unit.

- Off-street parking for commercial uses shall not be required for a mixed-use development provided the following criteria are met:
  (1.) The gross floor area of commercial space represents less than 10% of the total gross floor area of the mixed-use development; and
  (2.) Parking for commercial uses is shared between commercial and residential uses and is not reserved for any individual's exclusive use (parking is unassigned).

201 off-street parking spaces are provided for the proposed 350 unit 21-story mixed-use building, reflecting an average of 0.57 parking spaces per dwelling unit, which complies with the applicable zoning requirements. Any potential development of the soft site must also comply with the applicable off-street parking regulations.

The proposed 21-story mixed-use building will be 350 to 450 feet from the Metro North platforms (and very close to other destinations in downtown Mt. Vernon) and will attract a significant number of tenants that either do not want to drive or do not own a car. Parking will also be shared, i.e., not assigned, meaning that there will be enough vacant spaces to accommodate the visitors and delivery vehicles. The proposed parking requirements were generated with the input of City staff, to ensure the zoning would be consistent with Mt. Vernon's goals for the downtown. Additionally, a low parking supply tends to reduce car ownership and traffic impacts of the project. It can therefore be concluded that no significant adverse parking impacts will result from the proposed action.

16. The Action will not result in a significant adverse change in existing air quality. The primary source of long-term air quality impacts is air pollution attributable to vehicle trips. It is anticipated that the new volume of traffic generated from the rezoning area will be 102 AM and 96 PM peak hour vehicle trips. Based upon accepted screening thresholds, it can be concluded that the project will not result in a proportionally discernable increase in long term air quality impacts beyond existing background levels.

    The Action will result in a short-term temporary change in existing air quality as a result of construction related activity; however, this activity is not expected to result in a significant negative impact. These temporary impacts to air quality will be carefully monitored by the Building Department and will be mitigated through the implementation of an approved site development protocol and construction management plan that will be submitted with the Building Permit, as well as a continual reliance on construction Best Management Practices and equipment repair and maintenance. The construction management plan will emphasize minimizing fugitive dust. No significant adverse air quality impacts are anticipated as a result of the proposed Action.

17. Long-term noise impacts are not anticipated as a result of the proposed project. Sort term noise impacts associated with building demolition and construction activities will occur. Construction activities are anticipated to generate noise levels of in the vicinity 85dBA measured at 50' from the noise source.

Short term noise impacts shall be mitigated by maintaining construction equipment in good working order and providing mufflers. Additionally, construction activities shall be limited to the hours prescribed by the Chapter 178 of the City Code - Noise.

The proposed rezoning area is located in downtown Mount Vernon, approximately 350 – 450 feet from the Metro-North train line, The proposed action, when completed, will not produce noise substantially in excess of the local ambient background noise levels. As a result, no permanent long-term noise impacts are anticipated.

18. The rezoning area is located within the Hutchinson River Bason County Sewer District. City owned 8" to 12' sewer lines are present in both East Prospect Avenue and Elm Avenue. Based on a calculation of 110 gallons/bedroom, it is projected that the development of the 21-story mixed-use building would generate 53,130 gpd of sanitary wastewater, and the development of the soft site would generate 21,780 gpd of wastewater.

    It is anticipated that adequate capacity exists in the sanitary sewer transmission system, and at the Yonkers Joint Treatment Plant to accommodate the volume of sanitary wastewater generated by the proposed action. No significant adverse impacts will result.

19. The water for development within the rezoning area would be supplied via existing 8" cement lined cast iron pipes located in East Prospect Avenue and Elm Avenue, owned by the Mount Vernon Water District. It is projected that the development of the 21-story mixed-use building would require 53,130 gpd of water. Development of the soft site would require 21,780 gpd of water.

    The pressures and flows of the existing water supply system at these locations is unknown currently. Hydrant flow tests will be conducted with the City of Mount Vernon later to confirm the pressure and flow in each of the existing mains. Additional water demands would include temporary water usage from internal building fire suppression sprinklers. Any allocation for the fire suppressions sprinklers will be provided by the project mechanical, electrical, & plumbing engineer when the project reaches that level of design.

    It is anticipated that adequate capacity exists to meet the water supply demands of the proposed action. No significant adverse impacts will result.

20. All solid waste generated by the project shall be collected on site, and shall be disposed of at an approved disposal facility. Similarly, all recyclables shall be similarly disposed of. No adverse impacts associated with solid waste generation are anticipated.

21. The Action will result in an increase in the quantity of energy currently used on the site. While this represents an irreversible impact, the proportional increase in energy consumption will be relatively minor. New mixed-use buildings will be constructed to comply with all current building and energy codes, and to the extent practicable, will incorporate green building technologies. It is therefore not anticipated that the project will overburden existing utility resources.

22. The development of the proposed action will result in substantial economic benefits, new income and jobs as well as additional revenue for all taxing jurisdictions. The proposed 21-story, 350-unit mixed-use building as well as the development of the soft site to support a 120-unit building would produce the following economic benefits.

Estimated Annual Fiscal Benefits					
Units	**Local Income**	**Local Business Income**	**Local Wages & Salaries**	**Local Taxes**	**Local jobs Supported**
350 Unit Mixed-Use Building					
350	$9,242,100	$2,180,500	$7,059,150	$1,762,250	154
120 Unit Mixed Use Building (Soft Site)					
120	$3,168,720	$747,840	$2,420,280	$604,200	53

Additional revenue would be generated including direct, indirect and induced impacts resulting from the construction activity (including the spending of construction workers in the local economy), new resident local spending, and from sales taxes for the retail uses on the ground floors.

The proposed action is projected to have a substantial positive fiscal impact on the City of Mount Vernon and Westchester County. Therefore, no significant adverse economic impacts would result from the proposed action.

23. The school impact study submitted in support of the proposed action calculates that, utilizing various school children projection formulas (including data from comparable projects), between 5 – 14 school aged children would be generated from the proposed 21-story mixed-use building, and 2 – 5 from the school aged children would be generated from the soft site, for a total of 7 – 19 school-aged children. These children would be distributed through the various grade levels. Enrollment levels in the Mount Vernon City School District have been declining for more than 2 decades. The Lincoln Elementary School, where primary school aged-children generated from new buildings in the rezoning

area would attend, has seen a 32% decline in enrollment over the past 10 years (-237 students).

All of the grade levels in the Mount Vernon City School District have sufficient capacity to accommodate any new school-aged children generated by the proposed action.

The cost to educate these new school-aged children would range from $113,700 to $318,360 for the proposed 21-story mixed-use building, and between $45,480 - $113,700 for the soft site, or a total of $159,180 - $432,060. As noted in #22 above, the proposed action is projected to generate 2,366,550 in annual real estate taxes, of which 60% would be school taxes, or $1,419,879 annually. These new annual real estate taxes would more than off-set the costs to educate the additional school children generated by the proposed action. It can therefore be concluded that the proposed action will not result in any significant school impacts.

24. The proposed action will not impair the character or quality of important historical, archaeological, or architectural resources. No such resources have been identified on or in the immediate vicinity of the site.

25. The proposed project will not create a hazard to human health. Two sites in the vicinity of the proposed action are listed on the NYSDEC Environmental Remediation Database; 200-208 S. 14th Street, which has been remediated, and 721 Kimball Avenue in Yonkers, which contains on-site contaminated soils, which are contained, and would have no impact on the proposed action. No adverse impacts will result.

26. The action will not result in changes in two or more elements of the environment, which alone would not have a significant effect on the environment, but when considered together, would result in a substantial adverse impact on the environment.

27. The proposed action is not related to another action which would be funded or approved by an agency which, when considered cumulatively, would meet one or any of the aforementioned criteria.