



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 2  
290 BROADWAY  
NEW YORK, NY 10007-1866

**JUL 08 2005**

Lee Ellman, AICP  
Planning Director  
City of Yonkers Planning Bureau  
87 Nepperhan Avenue, Suite 320  
Yonkers, New York 10701

Dear Mr. Ellman:

The Environmental Protection Agency (EPA) has reviewed the final environmental impact statement (EIS) for the Ridge Hill Village (CEQ # 20050225) located in the City of Yonkers, New York. This review was conducted in accordance with Section 309 of the Clean Air Act, as amended (42 U.S.C. 7609, PL 91-604 12(a), 84 Stat.1709), and the National Environmental Policy Act (NEPA).

The proposed action consists of amendments to the Yonkers Zoning Ordinance, subdivision and site plan approval and related permits to permit the construction of Ridge Hill Village. The proposed zoning amendment will create a "Planned Mixed-use Development" district, that will allow the development of a mixed-use "enhanced lifestyle center" that is somewhat changed from the original plan presented in the draft EIS. The new plan will still include the 1.3 million square feet of retail, restaurant, cinema and entertainment uses; approximately 156,000 square feet of office and research facilities in the existing office building and and 7,000 parking spaces in parking structures, at-grade parking lots and on-street parking. Changes to the plan are an increase from 800 to 1,000 rental apartments (of which 200 units will be over-55 and 100 will be income-regulated in accordance with the City of Yonkers Affordable Housing Ordinance), and a decrease in the size of hotel and conference center from 350 rooms and a 40,000 square feet to 175 rooms and 20,000 square feet. Other modifications to the planned roadway network have been made in response to comments on the draft EIS.

In July 2004, EPA commented on the draft SEIS for this project, wherein we rated the project with Environmental Concerns (EC), and insufficient information (2). Our rating was based upon the concerns with the project's impacts to air quality, both directly and cumulatively, and the need for further information regarding the analyses that were performed for air quality and transportation conformity.

While the final EIS adequately addresses most our concerns, there are two outstanding actions that must be completed before the project can proceed, specifically:

- We understand that the proponent for the Ridge Hill Project has met with the New York State Interagency Consultation Group to discuss the transportation conformity implications of this project. As you are aware, the New York Metropolitan Transportation Council (NYMTC) is currently operating under a conformity waiver granted by Congress. This waiver prohibits the construction of regionally significant highway capacity expansion projects which prevents this project from moving forward at this time. When the waiver expires (October 1, 2005), project representatives will need to demonstrate that the air impacts of this project are included in NYMTC's air quality analysis for conformity determinations for the New York Metropolitan Region. Please note that NYMTC's draft conformity determination was released in June of 2005.

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- The proposed project will still result in the fill of 0.48 acres of regulated "waters of the U.S." that are small wetland areas. The applicant proposes to mitigate for these impacts by creating/enhancing about 1.1 acres of wetlands adjacent to the site. The applicant must coordinate with the U.S. Army Corps of Engineers, New York District to begin the Clean Water Act Section 404 permitting process. While the Corps' public notice for the permit has still not been released and a 404 application has not been provided for EPA review, compliance with the specific aspects of the 404 regulatory guidelines will be reviewed once these materials are made available.

Thank you for the opportunity to comment. Should you have any questions concerning this letter, please contact Lingard Knutson of my staff at (212) 637-3747.

Sincerely yours,



John Filippelli, Chief  
Strategic Planning and Multi-Media Programs Branch