

ALTERNATIVE COMPARISON CHART												
Alternative	Land Area (Acres)	Net Additional Building Area (SF)	Total Future Building Area (SF)	Building Coverage (% of Site)	FAR	Total Parking Spaces Required	Additional Peak Hour Generated Traffic Over No Action Weekday PM (Vehicles Per Hour)	Additional Peak Hour Generated Traffic Over No Action Saturday Midday (Vehicles Per Hour)	Approximate Increase In Real Estate Taxes Paid to the City of Yonkers Over No Action <sup>(5)</sup> (Dollars Per Year)	Approximate Increase in Sales Tax Paid to the City of Yonkers Over No Action (Dollar Per Year)	Average Daily Wastewater Generation <sup>(1)(3)</sup> (GPD/% Change)	Average Daily Water Demand <sup>(2)(3)</sup> (GPD/% Change)
A. No Action	71.25	0	1,313,561	18.1	0.41		N/A	N/A	N/A	N/A	185,000/N/A	203,500/NA
B. Expansion with Greater Square Footage Than Proposed Action	71.25	905,000	2,172,000	45.5 <sup>(4)</sup>	1.14	8,800	1,096	1,451	2,400,000	6,000,000	279,500/+33.8	307,450/+33.8
C. Expansion with Less Square Footage Than Proposed Action	71.25	26,475	1,340,036	24.0	0.47	4,494	45	60	72,000	170,000	173,800/-6.4	191,180/-6.4
D. Provision of Sears Automotive Center in Existing Sizzler Restaurant Building with Retail Uses on Second Level	71.25	245,375	1,558,936	35.5	0.77	5,632	436	584	650,000	1,650,000	182,950/-1.1	201,245/-1.1
E. Conversion of Existing Office Building to Hotel Use	71.25	245,375	1,558,936	35.5	0.77	5,498	363	585	650,000	1,745,000	195,950/+5.6	215,545/+5.6
F. Proposed Action	71.25	245,375	1,558,936	35.5	0.77	5,631	410	544	650,000	1,650,000	192,600/+3.9	211,860/+3.9

(1) Wastewater flow rates used are 0.1 GPD per square foot of retail and office, 35 GPD per seat for restaurant, 120 GPD per room for hotel and 400 GPD per toilet for service station (Auto Center).

(2) Water demand volumes are based on NYSDEC Design Standards for Wastewater Treatment Works, 1998, increased by 10%.

(3) Flow rates have been reduced by 20% for proposed buildings to adjust for water-saving plumbing fixtures per the NYSDEC Design Standards for Wastewater Treatment Works, 1988.

(4) A variance would be required for Building Coverage under Alternative B, as the maximum permitted by Zoning is 40%

(5) Real Estate taxes include City and Schools.

**FIGURE V.1**

ALTERNATIVE COMPARISON CHART							
Alternative	Land Use	Zoning	Construction Rock Removal/Rock Crushing/Pile Driving	Noise	Air Quality	Community Facilities and Services	Visual, Aesthetics, and Neighborhood Character
A. No Action	No change from existing conditions.	No variances sought.	No rock removal, rock crushing, or pile driving.	No noise impacts.	No air quality impacts.	Same as existing conditions.	Same as existing conditions.
B. Expansion with Greater Square Footage Than Proposed Action	Greater impact than Proposed Action, with more intensive use of site.	Additional variances required above those of Proposed Action.	Longer duration of rock removal, rock crushing, and pile driving versus Proposed Action.	Greater noise from additional traffic and longer construction duration versus Proposed Action.	Greater impacts from additional traffic and larger construction duration versus Proposed Action.	Greater usage of police, fire, and emergency services versus Proposed Action.	Greater building massing than Proposed Action. Neighborhood character impacted by more intensive use of site versus Proposed Action.
C. Expansion with Less Square Footage Than Proposed Action	Less impact than Proposed Action. No significant change from existing conditions.	Fewer variances than Proposed Action, with no Macy's expansion.	Shorter duration of rock removal, rock crushing, and pile driving than Proposed Action.	Fewer noise impacts from less traffic and shorter construction duration than Proposed Action.	Fewer impacts from less traffic and shorter construction duration than Proposed Action.	Less usage of police, fire, and emergency services versus Proposed Action.	Slightly less building massing than Proposed Action. No significant change to neighborhood character versus Proposed Action.
D. Provision of Sears Automotive Center in Existing Sizzler Restaurant Building with Retail Uses on Second Level	No significant change versus Proposed Action.	No change from Proposed Action.	No change versus Proposed Action.	No change versus Proposed Action.	No change versus Proposed Action.	No change versus Proposed Action.	No change versus Proposed Action.
E. Conversion of Existing Office Building to Hotel Use	Hotel use conforms with commercial character of site.	No additional variances required versus Proposed Action. Hotels are a permitted use.	No change versus Proposed Action.	No change versus Proposed Action.	No change versus Proposed Action.	Perhaps slight increase in usage of police and emergency services versus Proposed Action.	No change versus Proposed Action.
F. Proposed Action	No significant impact on existing land uses.	Variances required.	Rock removal, rock crushing, and pile driving required, mitigated by distance/topography/intervening buildings from residences, and/or scheduled duration and hours of operation.	Construction noise impacts mitigated by distance/topography/intervening buildings from residences, and/or scheduled duration and hours of operation.	Construction noise impacts mitigated by distance/topography/intervening buildings from residences, and/or scheduled duration and hours of operation.	Slight increase in police, fire and emergency services usage.	Increase in building massing mitigated by improved architecture, landscaping, signage, and lighting. No significant change and possible enhancement of neighborhood character.

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**FIGURE V.1**