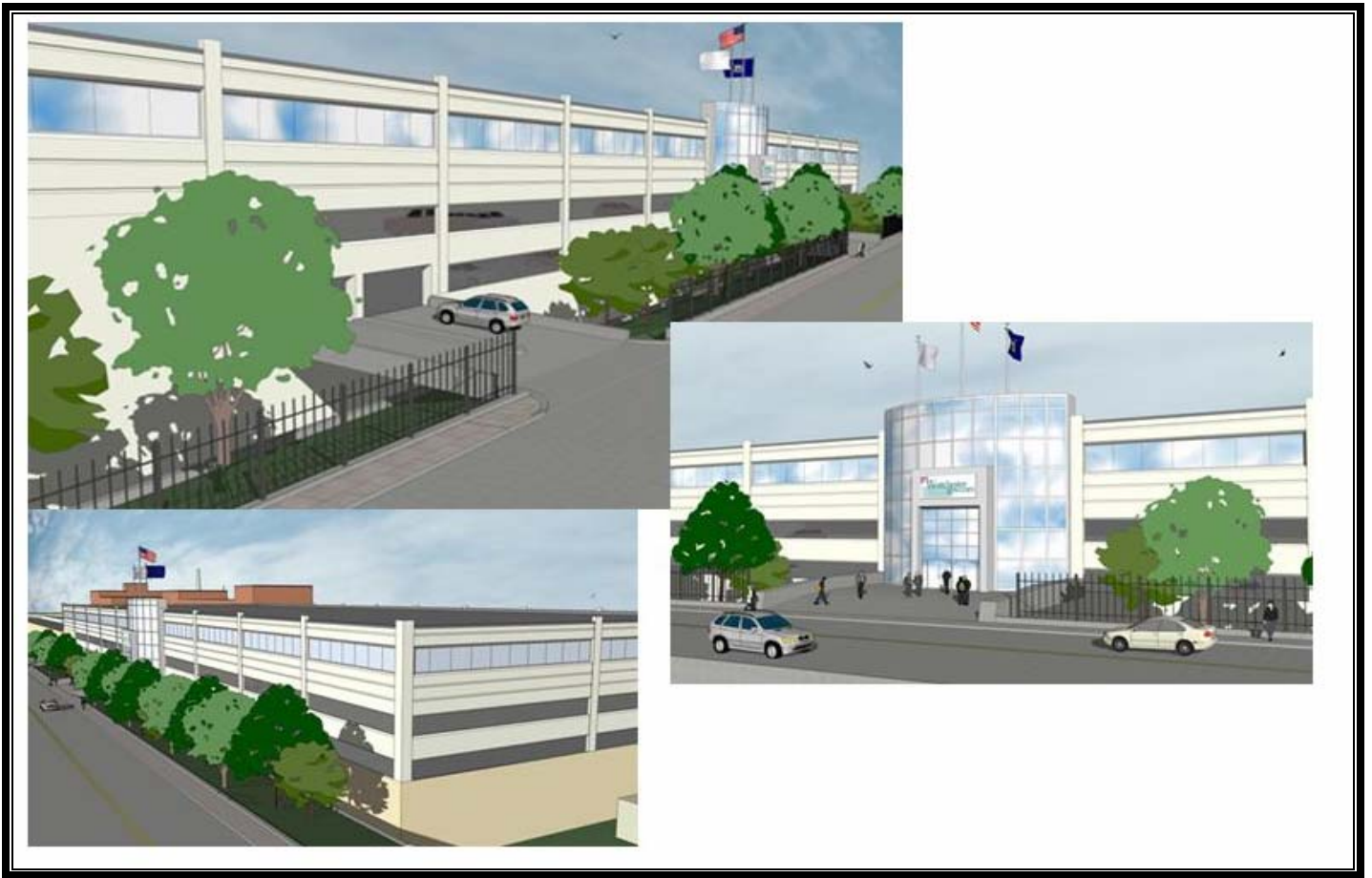


WESTCHESTER COUNTY

DEPARTMENT OF SOCIAL SERVICES



JULY 2006

WESTCHESTER COUNTY DEPARTMENT OF SOCIAL SERVICES



DESCRIPTION OF PROPOSED PROJECT

Hudson View Associates proposes to build a 100,000 square foot state-of-the-art office addition above the existing parking deck of the **i.park** building (Kawasaki) on the corner of Warburton and Ashburton Avenues (also known as 10 Woodworth Avenue) in the City of Yonkers. The office space will be occupied entirely by the Westchester County Department of Social Services. The new construction will include a new parking deck above the existing Kawasaki parking deck for 333 vehicles for County employees and visitors.

Development of the site for commercial office use is consistent with the redevelopment trend in the surrounding neighborhood and would link business areas east and north of the site and create a gateway to downtown Yonkers.

In addition, occupancy of the new building by the Westchester County Department of Social Services would allow redevelopment of the site currently occupied by the County, located two blocks away in the Alexander Street Renewal Area, in a manner consistent with the City's plans for waterfront development. Relocation of the County's offices to the new site is beneficial to the employees and clients of the County since the site is more

accessible to public transit, contains adequate on-site parking, and is more accessible to pedestrians.

The proposed design of the new building will provide large interior waiting areas for visitors and will be in keeping with modern office facilities which serve the public.

Development and use of the site for commercial office purposes is in harmony with the general purposes and intent of the Zoning Code. The property is zoned "I", and as such, the applicant is entitled, as of right, to construct an office building on the site, and is entitled, as of right, to construct a significantly larger building than that which is proposed.

IMPACT ON TRAFFIC

The Westchester County Offices are relocating from Alexander Street to Warburton Avenue some 2 blocks east. The facility will operate in the same manner at the new location with an addition of 10,000 sf. Given the above similarities, a Technical Memorandum was prepared by AKRF, Inc. to assess the traffic impact.

In summary, the intersections along Main Street, Buena Vista Avenue and Dock Street would probably experience a reduction in traffic due to different access routes. There is a minor (11 trips) increase in traffic during AM and PM peak hours. The only intersection that is sensitive to the relocation would be the project site driveway and Warburton Avenue which is analyzed in the Technical Memorandum in concluding that Level-of-Service conditions will be acceptable at LOS C or better during peak hours.

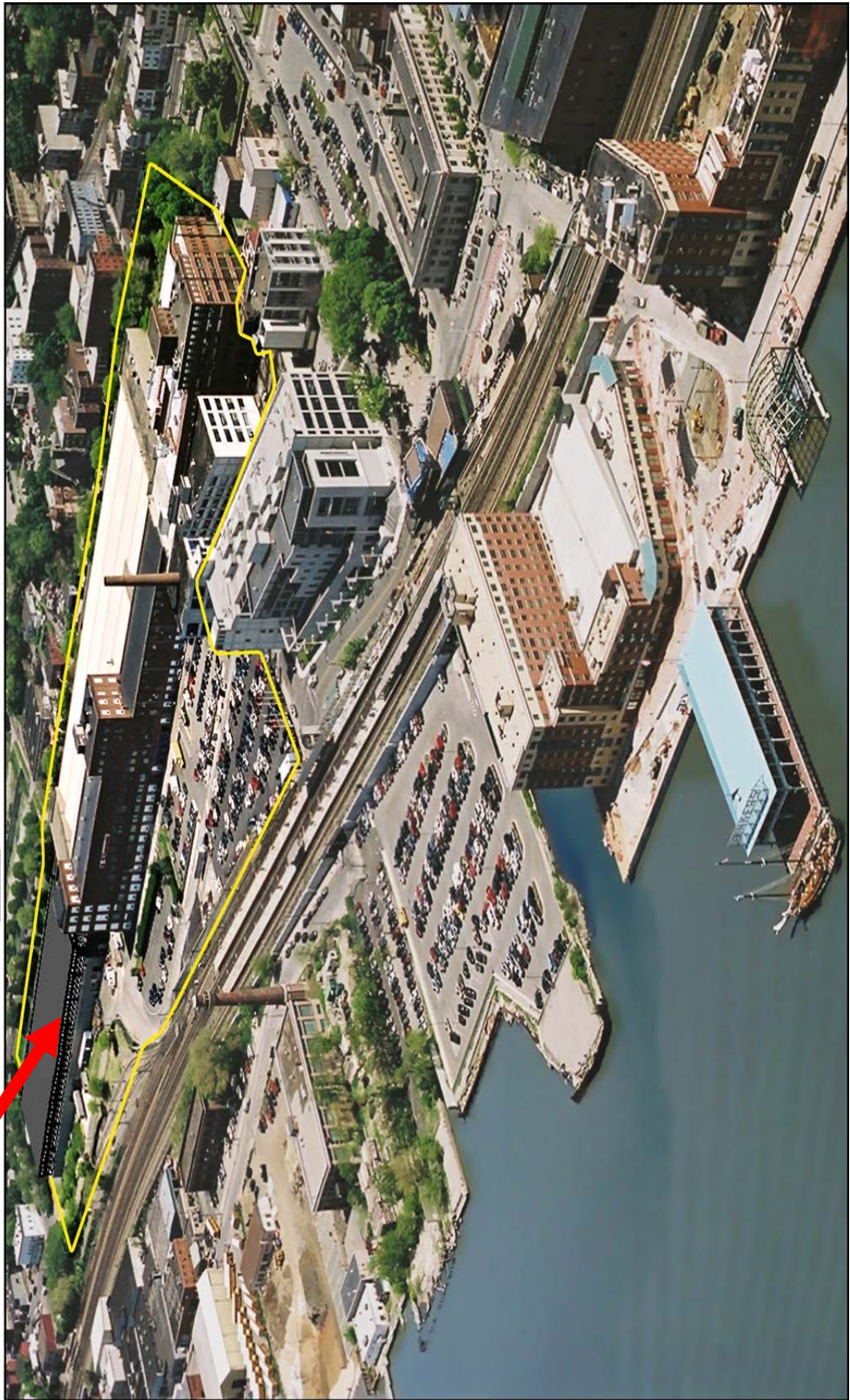
NECESSARY PERMITS

The Applicant has obtained the following approvals after SEQRA and a series of public hearings: Site plan Approval from the Planning Board and a Special use permit from the Planning Board (*The Applicant is required to obtain a Special Permit pursuant to 43-73(E) of the Yonkers Zoning Code which requires such a permit whenever the intended use of a property is by a governmental entity other than the City of Yonkers.*) The vote by the City Council is in order to ratify the Special use permit approval of the Planning Board.

The Applicant will then need a Building Permit from the Building Department and a conveyance of a minor strip of land from the Yonkers Community Development Agency to provide a pedestrian entrance off Warburton Avenue.

i on Hudson

i.park



Westchester
County
Offices



Rendering of the proposed development from the corner of Warburton and Ashburton Avenues.



Simulation of the proposed development from the Yonkers Train Station.



**Existing Westchester County Offices
Alexander Street at Ashburton Avenue West**

