

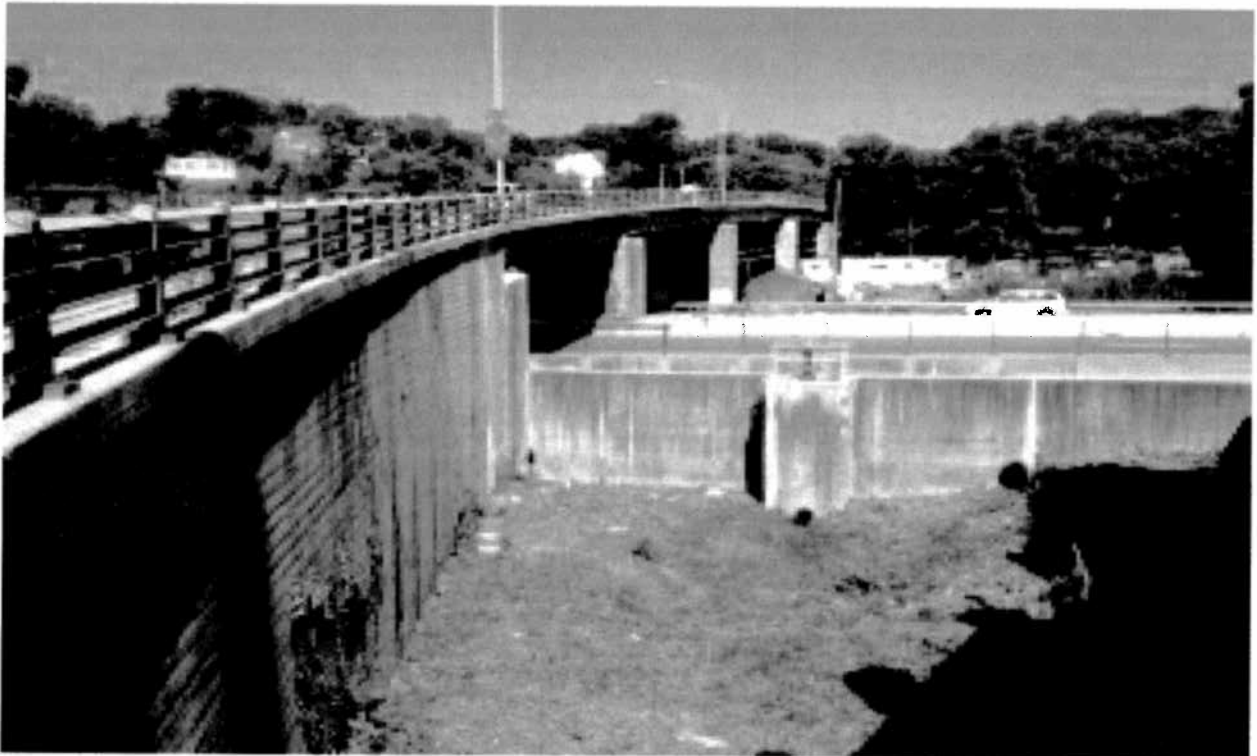
APPENDIX N

Conceptual Stage Relocation Plan

**WESTCHESTER COUNTY DEPARTMENT OF PUBLIC WORKS AND
TRANSPORTATION**

**ASHFORD AVENUE BRIDGE OVER THE SAW MILL RIVER PARKWAY AND I-87
VILLAGES OF ARDSLEY AND DOBBS FERRY, WESTCHESTER COUNTY, NEW YORK
PIN 8760.92**

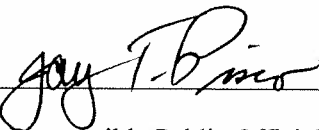
PROPOSED LETTING - FALL 2014



CONCEPTUAL STAGE RELOCATION PLAN

**PREPARED BY:
R. K. HITE & CO., INC.
OCTOBER 2012 / REVISED FEBRUARY 2013**

Reviewed and Approved By: _____


Responsible Public Official

DATE: 2-21-13

INTRODUCTION

The purpose of this report is to analyze the relocation needs associated with the rehabilitation of the Ashford Avenue Bridge over the Saw Mill River Parkway and the New York State Thruway (Interstate 87), including the access ramp structure to the Saw Mill River Parkway. This analysis is based on a study of the general characteristics of the area, a determination of the approximate number and general nature of the proposed displacements, and a market study of the available facilities in the area.

ALTERNATIVES CONSIDERED

Five alternatives were considered during the preliminary design phase of the project. These alternatives are described below. Alternative 1, No-Action/Continuous Maintenance, would not require the acquisition of any real property rights. Alternative 2, 3, and 4 result in the similar impacts to four separate properties and the need to relocate one business. Alternative 5, Bridge Replacement, would result in substantial impacts to residential and commercial properties. At least one residence and two businesses would need to be relocated.

1 - No-Action/Continued Maintenance.

This alternative provides for the continuous maintenance of the existing infrastructure. This alternative would not satisfy any of the project objectives and has been removed from further consideration.

2 - Bridge Rehabilitation – Superstructure Repairs with Widening and Fascia Girder Replacement.

This alternative includes removal and replacement of a widened structural concrete deck of composite design, replacement of the bearings and fascia gliders as well as miscellaneous steel repairs, steel painting and repairs to the concrete substructure.

This alternative would not satisfy any project objectives and has been removed from further consideration.

3 - Bridge Rehabilitation – Conventional Superstructure Replacement with Widening.

This alternative would involve the removal and replacement of the bearings, structural steel framing, concrete deck, bridge joints and railings. The existing piers and abutments would be patched with the fixed piers filled to improve seismic performance.

This alternative does not satisfy the project objectives as it would result in the continued maintenance of the deteriorated piers. Additionally, full seismic compliance would not be achieved. Therefore this alternative has been removed from further consideration.

4 - Bridge Rehabilitation – Precast Superstructure Replacement with Widening.

This alternative is similar to the Alternative 3, except the mainline superstructure would be replaced with a Precast Concrete Superstructure system rather than a conventional steel structure. Prefabricated bridge units would facilitate construction activities. The entrance/exit ramp structure would be completely replaced with a modular fill-type structure. The addition of these components would expedite the construction process and eliminate future maintenance costs. This alternative would be accomplished with two primary stages. One lane of traffic in each direction would be maintained at all times resulting in a significant reduction in the construction duration. The existing piers would be replaced with solid wall piers that would satisfy the current seismic requirements.

This alternative satisfies the project objectives and has been progressed as the preferred alternative.

5 - Bridge Replacement

This alternative involves the complete replacement of the Ashford Avenue Bridge and the Saw Mill River Parkway (SMRP) entrance/exit ramp. This alternative satisfies project objectives. However, the cost is not justified against the needs determined by Westchester County DPWT. Therefore, this alternative has not been advanced for further consideration.

PROPERTY IMPACTS FOR THE PREFERRED ALTERNATIVE

Map No.	Parcel No.	Tax ID	Acquisition Type	Area (square feet)		Relocation Assistance
				Lot	Proposed Acquisition	
1	1	3.100-90-5	Temporary Easement	25,570±	1,869±	Yes
	2				3391±	Yes
2	3	3.100-90-3	Temporary Easement	13,072±	1,685±	Yes
3	4	3.100-90-7	Temporary Easement	4,792±	4,792±	No
4	5	6.50-18-2	Temporary Easement	6,534±	562±	No

DESCRIPTION OF THE AREA

The project is located in the Villages of Ardsley and Dobbs Ferry, Town of Greenburgh, Westchester County, New York. The Ardsley and Dobbs Ferry location affords ready access to the New York State Thruway (I87), the Saw Mill River Parkway, Route 9A, the Sprain Brook Parkway, and various public transportation systems. A Metro North Railroad Station is located in Dobbs Ferry and provides a direct connection to Grand Central Station in Manhattan.

The Village of Ardsley is located inland from the Hudson River, in the southwestern portion of Westchester County. The area of the village is approximately 1.3 square miles, all of it upland. The village is primarily a suburban community located approximately 23 miles north of New York City. According to the 2010 census reports for the Village of Ardsley, the population was 4,452. Sperling’s Best Places provided the following statistical comparisons as of June 2012: the overall cost of living in Ardsley is 84.80% higher than the U.S. average, household income is \$132,370 compared to \$50,935 U.S. average, employment is greatest in the management, business, financial operations, professional and related occupations, the unemployment rate is 6.2% compared to 8.6% U.S. average, the average commute time is 38 minutes compared to the average U.S. commute time of 28 minutes, the median age is 45 years, 64% of adults are married, and 45% of married couples have children. The Tulia.com real estate overview stated that the median home sales price for Ardsley from October 12 thru December 12, 2012 was \$510,000. This represents a decline of 4.8% compared to the prior quarter, and an increase of 4.9% compared to the prior year. There are slight differences in the real estate data provided by the various real estate web sites, but not significantly different than Tulia.com for the same time period.

The Village of Dobbs Ferry is located approximately 2 miles west of Ardsley. The Hudson River borders the village to the west and the Saw Mill River to the east. Dobbs Ferry is comprised of 3.2 sq. miles, with 2.4 sq. miles upland and .7 sq. mi. under water. The Village has a population of 10,875 according to the 2010 census report. Sperling's Best Places provided the following June 2012 statistical comparisons: overall cost of living is 87.70% higher than the U.S. average, the median household income is \$ 88,814 compared to \$50,935 U.S. average, employment is greatest in the professional and related occupations, the unemployment rate is 6.2% compared to the 8.6% U.S. average, the commute time is 36 minutes compared to the national average of 28 minutes. The median age is 41 years, 46% of the people are married, and 39% of married couples have children. Trulia.com reported in the Dobbs Ferry real estate summary on their web page that the median home sales price for homes for the period of October 12 thru December 12, 2012 was \$516,000. Compared to the same period a one year ago, the median sales price increased 8.8%, and the number of home sales decreased 30%.

Both villages offer a number of amenities that contribute to their appeal, including but not limited to: the close proximity to New York City and White Plains, an excellent public transportation system, award winning school system, low crime rate, close proximity to parks, boating, trail systems and nature preserves.

The immediate industrial neighborhood was developed within the corridor of an abandoned railroad bed. Traversing in and out of Elm Street can be difficult due to a narrow roadway width, structures located close to the street boundary, and the fact there is no outlet. The businesses that occupy this neighborhood include the Relocatee, a bus company, a vehicle repair shop and the Village of Ardsley Highway Department. In addition, a sports complex with enclosed parking at street level opened this year in a converted warehouse at the entrance to Elm Street. The new business has increased traffic and exposure to the neighborhood.

RELOCATION ANALYSIS



Portion of Tax Map Parcels 3.100-90-3 and 3.100-90-5 - Village of Dobbs Ferry

The preferred alternative for the rehabilitation of the Ashford Avenue Bridge will result in the need to relocate one business. The business occupies two separate properties located adjacent to, and directly under the bridge. The occupant is a local paving and excavating company. The business uses the property to store and service construction equipment and vehicles.

RELOCATION NEEDS AND MARKET OFFERINGS

The business is located on two properties with separate and distinct owners. The total surface area occupied by the business is 6,926± square feet. The relocation is considered temporary and is estimated to last approximately 30 months. The improvements located on the property include a camper type trailer used for storage, 5 metal storage boxes, miscellaneous parts, and a wood frame/plastic covered structure used to wash and service equipment. The property is secured with fencing and a security system.

The market search focused on improved and vacant land rentals, and, to accommodate all possible options, includes listings for sale.

COMMERCIAL LISTINGS FOR RENT - VACANT & IMPROVED

LISTING NO.	SIZE (square feet)		PROPERTY ADDRESS	MONTHLY RENT
	LOT	BUILDING		
1-R	5,000±	1,200	215 South 11 th Ave., Mount Vernon, NY	\$3,000
2-R	10,625±	5,000	18 Belway Place, White Plains, NY	\$7,000
3-R	22,651±	5,700	701 Saw Mill River Road, Ardsley, NY	\$10,415
4-R	14,000±	1,950	1221 Mamaroneck Ave., White Plains, NY	\$6,500
5-R	10,019±	4,998	895 Nepperhan Ave., Yonkers, NY 10703	\$5,829
6-R	14,375±	2,500	15 Home Street, White Plains, NY	\$ 3,000
7-R	7,500±	Vacant	472 Saw Mill River Road, Yonkers, NY	\$2,500
8-R	Negotiable	3,360	145-#LL7 Palisade St. Dobbs Ferry, NY	\$3,640
9-R	20,909±	2,400.	534 N State St. Rd., Briarcliff Manor, NY	\$2,800

COMMERCIAL LISTINGS FOR SALE - IMPROVED & VACANT

LISTING NO.	SIZE (square feet)		PROPERTY ADDRESS	FOR SALE
	LOT	BUILDING		
1-S	7,492±	Vacant	330 Saw Mill Rd., Yonkers, NY 10701	\$325,000
2-S	10,542±	2,500	322 Warburton, Yonkers, NY 10701	\$239,000
3-S	10,977±	3,300	236 W 1 st St. Mount Vernon, NY	\$650,000

CONCLUSION

There are a sufficient number of available commercial properties on the market in the area to accomplish the successful relocation of the displacee affected by this project. There are no highway construction or other projects by any public or private agency scheduled which would affect the availability of replacement property. It is estimated that the relocation on this project can be accomplished within 3 months from the date of the notice of eligibility.

PREPARED By: *Nancy A. Mullin*

DATE: November 15, 2012

Nancy A. Mullin, SR/WA

REVISED: February 11, 2013

ADDENDUM

EXHIBIT A -- RELOCATION ASSISTANCE AND SERVICES

EXHIBIT B -- TEMPORARY EASEMENT PHOTO

EXHIBIT C -- AREA MAP

EXHIBIT D -- LISTINGS

EXHIBIT E -- RENTAL SOURCES

EXHIBIT F-- MOVING & STORAGE

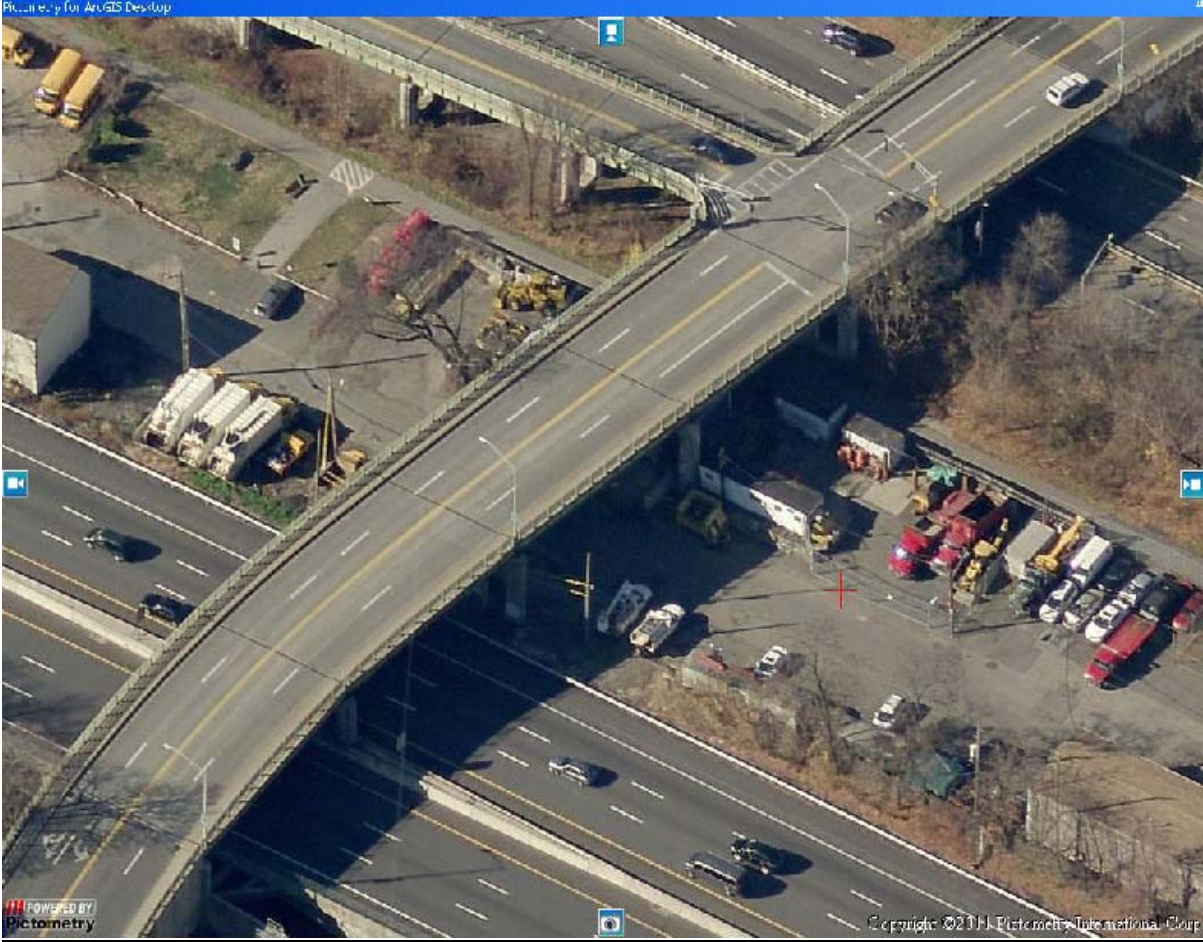
EXHIBIT A

RELOCATION ASSISTANCE AND SERVICES

In effecting the relocation activities on this project, the following assurances are made:

1. As part of the preparation procedure for the acquisition stage relocation plan, each site occupant will be personally interviewed to determine specific relocation needs.
2. The acquisition and relocation assistance programs will be conducted in accordance with the requirements and standards of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended (the "Uniform Act").
3. All site occupants will be furnished a copy of the Federal informational booklet and will be informed of all benefits to which they may be entitled.
4. No site occupant will be required to move from his or her property without at least 90 days written notice.
5. Comparable replacement housing will be available and offered to all residential occupants.
6. The relocation program will be carried out in an orderly, humane and timely fashion.
7. Relocation assistance will be offered to all Displacees without discrimination.
8. An onsite relocation office will not be established on the project site. Staff from R.K. Hite & Co., Inc., PO Box 130, 87 Genesee Street, Avon, New York 14414, phone number 585-226-6702, will be able to provide relocation assistance at hours convenient to the Displacees.

EXHIBIT B
TEMPORARY EASEMENT AREAS



LOOKING WEST ALONG ASHFORD AVENUE

EXHIBIT C – AREA MAP

(Scale: 1" = 2000 ft.)

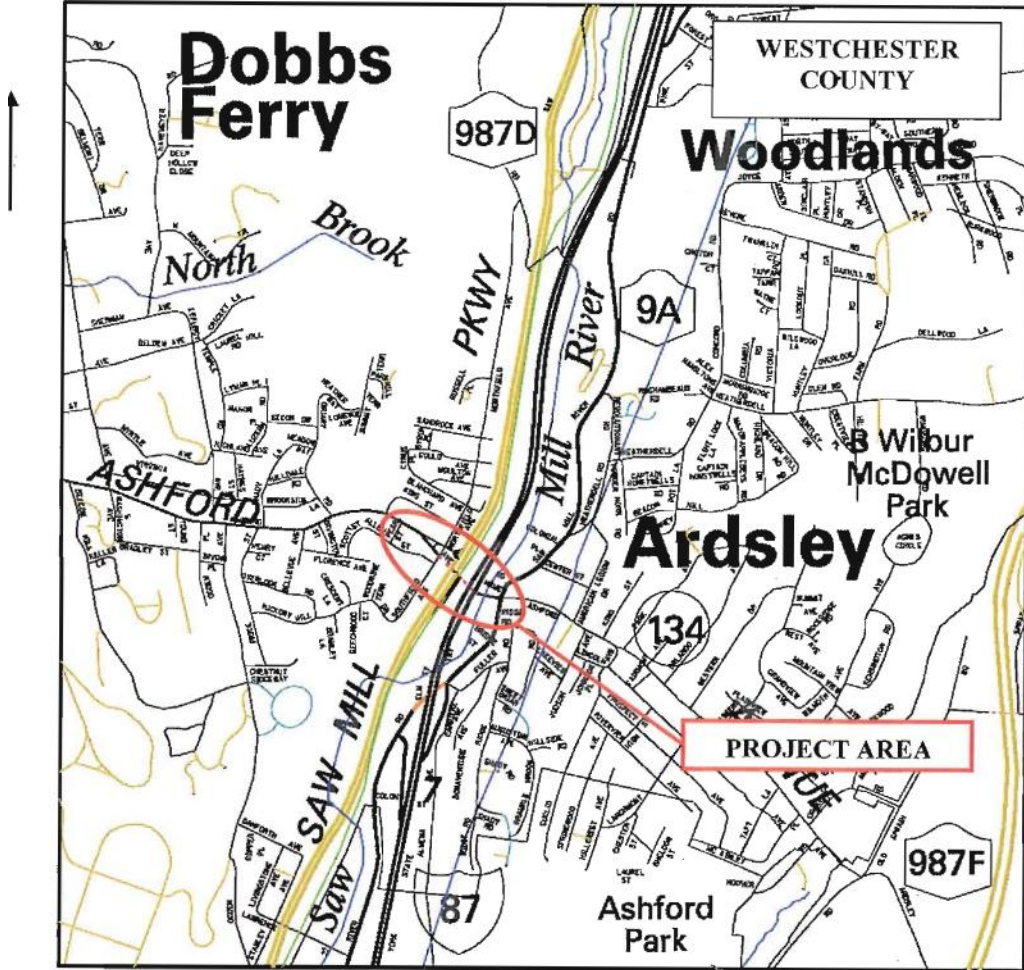


EXHIBIT D

RENTAL LISTINGS



Listing #1R - 215 11th Avenue, Mount Vernon, NY, Broker, Andrew Rabin, Rabin properties, Inc.
914-779-7000



Listing #2R - 18 Belway Place, White Plains, NY - Listed by: Andrew Grossman NAI Friedland –
914-968-8500 (x 322)



Listing # 3R - 701 Saw Mill River Rd., Ardsley, NY - Broker, Caldwell Commercial NRT, Barry Synnott 914-232-4100 (x 143)



Listing #4R - 1221 Mamaroneck Ave., White Plains, NY - Offered by Harbour Comm. Real Estate, Inc. Ken-Lashins Realty Service, 914-273-5200



Listing #5R - 895 Nepperhan Ave., Yonkers, NY For sale \$ 799,000, For Rent \$5.829 – Broker Rand Commercial Sales, Ann Silver - 914-798-9144

Includes 895 & 893 Nepperhan. Yonkers, NY - Lease rate includes building and adjacent parcel. Parking for 10 cars or vans; interior parking 2-4 vehicles; 2 overhead doors; office area w/reception; 3 restrooms. Monthly lease includes real estate taxes.



Listing # 6R – 15 Home St., White Plains - Broker : Vijay Realtors MLS: 3213587 – 914-248-1800 Desirable space for warehouse or tradesman. Consists of 1,000 sq. ft. air-conditioned drop ceiling space with its own bathroom, and 1,500 sq. ft. open shop space accessed by 2 large overhead drive-in doors.



Listing #7R - 427 Saw Mill River Road, Yonkers, NY – MLS: 3230339 Broker BHG Rand Realty, Kenneth Diaz – 914-523-5548

Craigslist: Attention Contractors - Fleet Owners - Builders Looking for a storage yard? This yard is available for immediate use. Great location with EZ Access to all major roadways



Listing #8R - Palisade St Dobbs Ferry NY 10522, ML# 3208921 Presented By: Houlihan Richard - 888-454-7356



Listing #9R - 534 N State Rd., Briarcliff Manor, NY 10510, Listed by Vijay Realtors - 914-391-8127

FOR SALE LISTINGS



Listing #1S, 300 Saw Mill River Rd., Yonkers, NY, Listed By: Century 21 Gold Realty - 914-793-8800



Listing #2S - 322 Warburton Ave., Yonkers, NY 10701, Listed By: Rand Commercial Services, Ann Silver, 914-328-8807



Listing # 3S - 236 W 1st St. Mount Vernon, NY 10550, presented By; Houlihan Lawrence, 888-454-7356

EXHIBIT E

SOURCES

Official Web site for the Village of Ardsley

Official Web site for the Village of Dobbs Ferry

2010 Census Reports for the Village of Ardsley & Village of Dobbs Ferry and Westchester County

Craigslist - Real Estate listings for Westchester County

Westchester County MLS

Wikipedia the Free Encyclopedia - Dobbs Ferry and Ardsley

Brian Cook, Code Enforcement for Dobbs Ferry, 914-231-8521

www.bestplaces.net - Sperling's Best Places - Dobbs Ferry and Ardsley

www.loopnet.com - Westchester County Commercial Properties

www.houlihanlawrence.com - Ann Silver - 914-328-033

www.Randrealty.com

www.trulia.com

www.city-data.com

Mark Seiden Real Estate Team - 800-749-6600

Hudson Gateway Multiple Listing Service

NYSDOT Property Management Office - Dawn Williams - 845-437-3392

NYS Thruway Authority Property Management - Rick Matters - 518-471-4391

Town of Greenburgh Public Works - Victor Carosi, PE, Commissioner - 914-993-1644

County of Westchester Real Property Office - By Kevin Roseman - 914-995-4084

WSP Draft Design Report

NOTE: The above mentioned municipalities were contacted for potential rental properties. NYSDOT reported nothing found.

EXHIBIT F

MOVING AND STORAGE COMPANIES

Storage Companies

Hastings Self Storage – 1337 Saw Mill Road, Hastings-on-Hudson, NY – 914-478-5160

Mi-Box Storage – 877-643-6979

Public Storage – 955 Saw Mill River Road, Yonkers, NY – 914-963-3554

Self Guard Self Storage – 3-7 Valley Ave., Elmsford, NY 914-885-9245

Moving Companies

Seaman's Moving – 1-800-440-0342

Dave's Moving Service – 914-997-0019

Gold Service Movers, Inc. – 95 Virginia Road, White Plains, NY – 914-949-0333

Gentle Giants – White Plains, NY – 914-997-0019

Lyn Transport Company – Hastings, NY – 914-478-7383

Mover New York – 888-898-6185

Upstairs Downstairs – 39A Cedar Street, Dobbs Ferry, NY 914-674-0700