



PROJECT:

70 Pier Street

LOCATION:

Yonkers, NY

DEVELOPER:

Ginsburg Development
Companies

SERVICES:

Site Civil

Geotechnical

PROJECT SUMMARY:

This project, which SESI undertook in 2018, saw the redevelopment of a 0.29-acre property from a low-rise office building and a garage used by the Yonkers Parking Authority to a four-story mixed-use building with 36 apartments, ground floor retail space, and parking for 35 resident vehicles. Adjacent to the Ludlow Train Station, the rental property provides convenient access to Metro North. Finally, the project also entailed the reconfiguration and update of the Abe Cohen Parking Lot.

As the site is situated in an older city where the locations of utilities can be unknown, SESI's geotechnical department conducted exploratory analysis to identify any previously unknown utilities ahead of site work. Next, the Site Civil department provided the site plan engineering services, developing conceptual site and grading plans, followed by a site plan engineering package. Water capacity was an acknowledged challenge before the project began; SESI designed the plans to install new water mains, increasing capacity to residents far beyond the site itself. Finally, SESI worked with the various county and municipal agencies, including the Westchester County Department of Health and Planning Board, and the City of Yonkers to secure the appropriate approvals. As the infrastructure was placed, the Site Civil department provided the water service and sanitary sewer inspections as well as inspections to ensure proper implementation of the Stormwater Management Plan.

Construction on the project began in May 2023, and as of early 2025, the building is accepting tenants.

