

Site Scanner

20 STEW LEONARD DR, YONKERS, NY, 10710

Coordinates 40.973368, -73.863214 Report ID 0b814622-9fcf-47e0-b901-44b425051e09
Created 2026-10-04T01:32:45.477Z

1 FRANCHISE UTILITY

CONSOLIDATED EDISON CO-NY INC resolved

Determined by point-in-polygon match against a single EIA/HIFLD certified service area boundary.

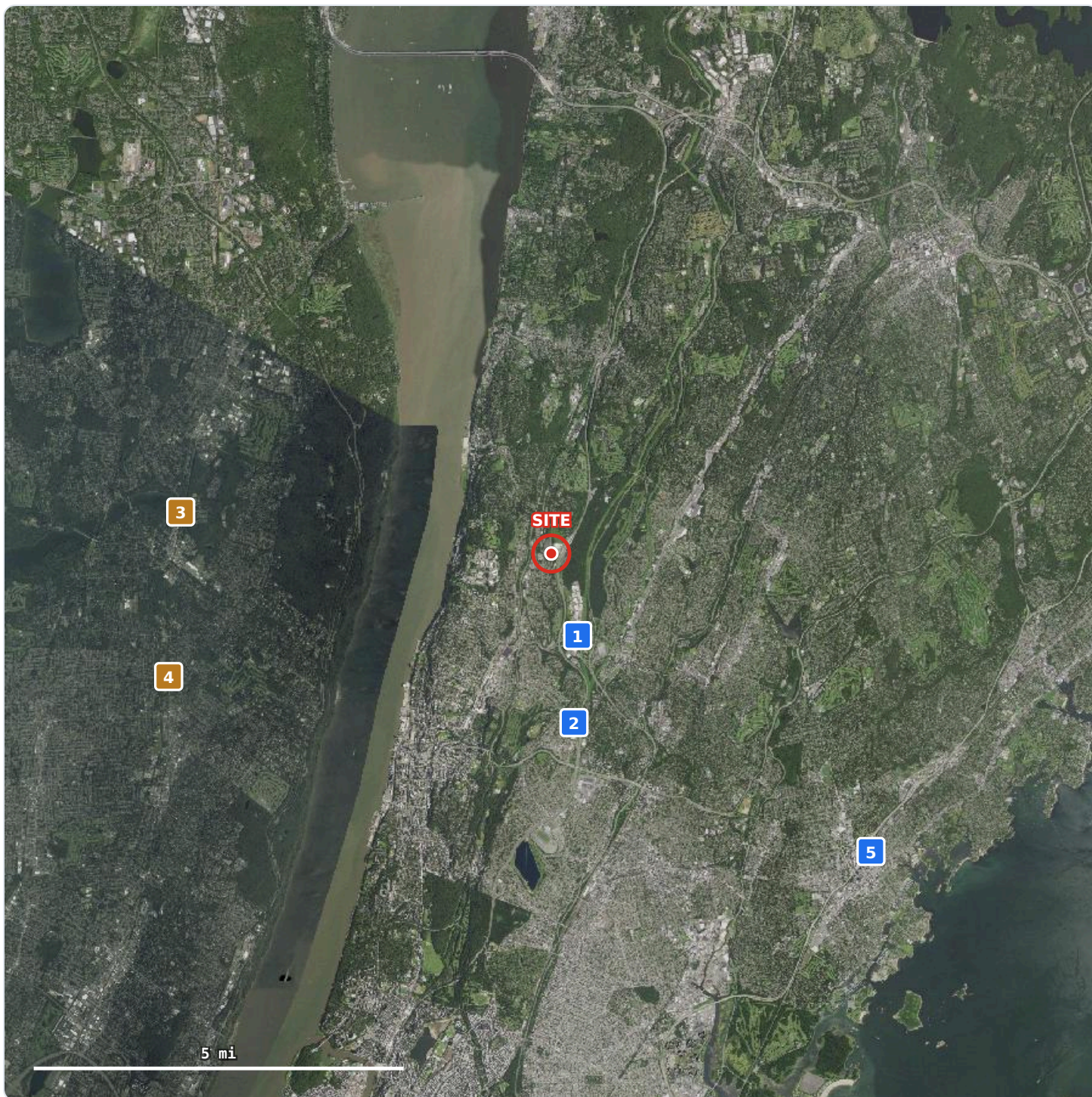
Ownership type	INVESTOR OWNED
Regulated	REGULATED
Holding company	CONSOLIDATED EDISON
Control area	NYIS
Customers	3,593,840
Data year	2022

Source: HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror) · source date 2023-08-01
https://services3.arcgis.com/0YP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

2 NEAREST HIGH-VOLTAGE INFRASTRUCTURE

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
1	1.17 mi	345 kV	12	SPRAIN BROOK YONKERS, NY	utility substation
2	2.31 mi	345 kV	8	DUNWOODIE YONKERS, NY	utility substation
3	5.04 mi	not recorded	2	CLOSTER * CLOSTER, NJ	named terminal facility
4	5.44 mi	not recorded	2	CRESSKILL * DEMAREST, NJ	named terminal facility
5	5.91 mi	not recorded	n/r	CEDAR STREET NEW ROCHELLE, NY	utility substation

n/r = not recorded in source data · search radius 10 miles



1 SPRAIN BROOK · 1.17 mi · 345 kV

3 CLOSTER · 5.04 mi · kV n/r

5 CEDAR STREET · 5.91 mi · kV n/r

2 DUNWOODIE · 2.31 mi · 345 kV

4 CRESSKILL · 5.44 mi · kV n/r

Aerial imagery: USDA NAIP imagery via USGS The National Map — Public domain (USDA/USGS), retrieved 2026-09-27. Marker positions are the source dataset's own coordinates; where records coincide, markers are separated slightly so each stays visible. Distances in the key are measured, not scaled off this drawing. Not a survey.

* **Not necessarily an interconnection point.**

- **named terminal facility** — Named facility with only 2 line connections. May be a distribution substation or a dedicated customer service rather than a transmission-level interconnection point.

- Distances are straight-line (haversine), **not** engineering route length.
- HIFLD does not record substation ownership. Proximity does not imply availability — a nearby facility may be a customer-owned on-site substation serving an adjacent property.
- 3 of 5 substations listed have no voltage recorded in the source dataset. Absence of a voltage is not evidence of low voltage.

Source: HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

3 SITE CONTEXT

WATERSHED

Bronx

HUC-8 02030102

Source: USGS Watershed Boundary Dataset (WBD) · retrieved 2026-09-26
<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

FEMA FLOOD ZONE

Zone X not in SFHA

AREA OF MINIMAL FLOOD HAZARD

Outside the 0.2% annual chance floodplain (minimal hazard)

FIRM panel 36119C

Parcel centroid only — a single point, not the whole site.

Source: FEMA National Flood Hazard Layer (NFHL) · retrieved 2026-09-26
<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

LOCAL MORATORIA

1 instrument recorded for these jurisdictions 1 active or extended

Census places this point in Westchester County · Yonkers city.

16 other instruments recorded within 25 miles (10 active or extended), measured to jurisdiction centroids.

Recorded is not the same as applicable, and the dataset is a lower bound: an absence here is not evidence that no moratorium exists. Detail and scope caveats: Appendix B.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23
<https://github.com/mjbommar/moratorium-data-2026>

4 DATA COMPLETENESS

6 of 6 expected fields resolved

5 WHAT THIS REPORT DOES NOT TELL YOU

- Available load capacity at any substation. No utility publishes this for large loads; this report is a screening aid, not a system impact study.
- Interconnection cost or timeline for a specific project.
- Zoning approval likelihood.
- Interconnection queue data is appended to the bottom of this report when a substation listed above is an exact name and county match against the queue dataset. Visit the [Queue Wire](#) for further research.
- Whether a local moratorium covers this site. Instruments recorded for the jurisdictions containing the point are listed in Appendix B, but their scope is set by their own text, which this report does not read.
- Transmission line proximity — substations only.
- Whether a substation is physically accessible, expandable, or has available bay positions.

This report is built to **rule out sites with no nearby transmission infrastructure**. A site with nothing in range is a defensible elimination. The reverse does not hold: proximity to the facilities listed above is not access to power, and nothing here establishes that a connection is available, affordable or achievable on any schedule.

6 SOURCES AND DATA VINTAGE

SUBSTATIONS

HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

Publisher vintage 2022-06-03 · ingested 2026-08-30 · 78,373 records · None (Public Use) — HIFLD Open

FRANCHISE TERRITORIES

HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror)

https://services3.arcgis.com/OYP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

Publisher vintage 2023-08-01 · ingested 2026-08-30 · 2,845 records · HIFLD Open / EIA-861 derived (public-use US Government data)

GEOCODING

US Census Bureau Geocoding Services API

<https://geocoding.geo.census.gov/geocoder/locations/onlineaddress>

Benchmark Public_AR_Current · retrieved 2026-10-04

WATERSHED

USGS Watershed Boundary Dataset (WBD)

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

Retrieved 2026-09-26 · Public domain (USGS/USDA-NRCS)

FLOOD HAZARD

FEMA National Flood Hazard Layer (NFHL)

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

Retrieved 2026-09-26 · Public domain (FEMA)

LOCAL MORATORIA

Moratorium Data 2026 (Bommarito) — local moratorium inventory

<https://github.com/mjbommar/moratorium-data-2026>

Publisher vintage 2026-09-23 (commit dbaab04d84f8) · ingested 2026-10-04 · 1,291 records · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation

JURISDICTIONS

US Census Bureau Geocoding Services — geographies by coordinates

<https://geocoding.geo.census.gov/geocoder/geographies/coordinates>

Retrieved 2026-10-04 · Public domain (US Government work)

Screening aid, not an engineering study. This report helps prioritize sites before committing to engineering due diligence. It is not a system impact study and carries no warranty. Underlying public datasets are published on their own schedules and may have changed since the retrieval dates shown above. Every figure in this report is reproducible from the cited sources; nothing is estimated, modelled, or generated.

B APPENDIX — LOCAL MORATORIA

Local moratorium instruments — temporary pauses on accepting or approving certain development, most often data centers — as recorded in a third-party research dataset. Rows are reproduced as published; this report does not read the instruments themselves. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

A recorded instrument is not a determination that this site is covered. Which applications, zoning districts and sectors an instrument reaches — and whether a county instrument applies inside incorporated municipalities — is set by its text. Confirm with the jurisdiction before relying on any row.

Jurisdictions containing this point

Yonkers, NY active

Matched to the Census geography **Yonkers city**, which contains this point · sectors: battery storage · adopted 2024-07-16 · current end *not recorded* · ID ny-yonkers-2024

STATUS AS RECORDED
Active per industry tracker (expires 2026-03-31); confirmed chain of extensions through 2025-10-31 via primary ordinance text; the further extension to 2026-03-31 was not independently located in primary form.

LEGAL BASIS AS RECORDED
General Ordinance 08-2024, as extended by General Ordinance 01-2025 and General Ordinance 07-2025 (GO.7-2025)

Within 25 miles

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Mamaroneck Village, NY	Village	expired	battery storage	2024-10-31	<i>n/r</i>	7.0 mi
Town of Orangetown, NY	Town	active	battery storage, data centers	2026-08-25	<i>n/r</i>	7.8 mi
Harrison, NY	Town	expired	battery storage	<i>n/r</i>	<i>n/r</i>	7.9 mi
Port Chester, NY	Village	expired	battery storage	2023-10	<i>n/r</i>	10.5 mi
Glen Cove, NY	City	extended	battery storage	2025-05-13	<i>n/r</i>	14.2 mi
New Castle, NY	Town	extended	battery storage	2025-02-11	<i>n/r</i>	15.4 mi
North Hempstead, NY	Town	extended	battery storage	2024-12-03	<i>n/r</i>	17.1 mi
Mount Kisco, NY	Village	replaced	battery storage	2024-08	<i>n/r</i>	17.5 mi
Cortlandt, NY	Town	extended	battery storage	2024	<i>n/r</i>	19.0 mi

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Bedford, NY	Town	extended	battery storage	2024-08-13	<i>n/r</i>	19.7 mi
Peekskill, NY	City	extended	battery storage	2025-03-24	<i>n/r</i>	22.1 mi
Pound Ridge, NY	Town	replaced	battery storage	2025	<i>n/r</i>	22.1 mi

Distance is to the jurisdiction's centroid, not its boundary — a large county can begin much closer than the figure shown. 4 further instruments within 25 miles not shown (12-row limit).

State-level actions — NY

ACTION	STATUS	MECHANISM	PROVISIONS AS RECORDED
Executive Order No. 62 (2026)	enacted · in force	statewide moratorium	Binding state-agency permitting restriction for data centers that consume or can consume 50 MW or more: DEC must hold incomplete discretionary permits, approvals, licenses, and similar permissions while DPS completes a statewide Generic Environmental Impact Statement; it does not override local permitting or zoning. https://www.governor.ny.gov/executive-order/no-62-establishing-temporary-moratorium-data-centers-new-york-while-state-develops
S6486D / A7389C (2021-2022, enacted)	enacted	statewide moratorium	Enacted a two-year moratorium on DEC permits for certain fossil-fueled proof-of-work cryptocurrency mining operations and required a generic environmental impact statement.

11 state-policy actions tracked for NY in total; only those the publisher records as enacted or in force are listed. Where the publisher's legal-effect field reads “unknown”, the current effect of an enacted measure has not been checked by the publisher, and it is omitted here rather than guessed. 150 local instruments recorded statewide.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23 · commit dbaab04d84f8 · 1,291 instruments · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation
<https://github.com/mjbommar/moratorium-data-2026>

- Each instrument is tied to a Census county, county subdivision or incorporated place only when the Census places the publisher's own centroid inside a geography of the same name and kind. 70 of 1,291 rows could not be tied this way and do not appear in this appendix.
- The publisher compiles the dataset from municipal records and news coverage with AI-assisted research and documents its known gaps in the repository.