

WHITE PLAINS URBAN RENEWAL AGENCY

RESOLUTION 10-2024

RESOLUTION OF THE CITY OF WHITE PLAINS URBAN RENEWAL AGENCY MAKING A DETERMINATION PURSUANT TO THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) WITH RESPECT TO THE ACQUISITION OF PROPERTY FROM THE WHITE PLAINS HOUSING AUTHORITY TO CONSTRUCT A PUBLIC PARKING GARAGE

WHEREAS, pursuant to Section 583 of the General Municipal Law of the State of New York, the City of White Plains Urban Renewal Agency (hereinafter the "Agency") was established for the accomplishment of any or all of the objectives or purposes specified in General Municipal Law Articles 15 and 15-a (each as may be amended from time to time and hereinafter collectively called the "Act") which authorizes the Agency "to acquire or contract to acquire from any person, firm, corporation or government, by subsidy, contribution, gift, grant, bequest, devise, purchase, pursuant to the provisions of the eminent domain procedure law, or otherwise, real or personal property or any interest therein..." necessary or convenient to carry out and effectuate the purposes and provisions of the Act; and

WHEREAS, the Agency seeks to acquire underutilized property from the White Plains Housing Authority for the purposes of constructing an up to 1,900-space public parking garage with up to seven levels on East Post Road ("the Proposed Project") to serve the general public and alleviate existing parking deficiencies in the area as well as to facilitate redevelopments in the area to be undertaken by the White Plains Hospital and the White Plains Housing Authority ("the WPHA"); and

WHEREAS, the Proposed Project is a public private partnership and involves land currently owned by the City of White Plains, the Agency, the White Plains Hospital and the WPHA; and

WHEREAS, to facilitate the Proposed Project, the WPHA is seeking approval from the U.S. Department of Housing and Urban Development ("HUD") for disposition of public housing property, pursuant to Section 18 of the Housing Act of 1937 ("Section 18 disposition"), to the Agency; and

WHEREAS, the public housing property subject to Section 18 disposition is an approximately 1.26-acre portion ("Disposition Parcel") of the 9.3-acre Winbrook Housing Projects, which are generally located southeast of the intersection of South Lexington Avenue and Quarropas Street in the City of White Plains ("Winbrook Campus"); and

WHEREAS, the Disposition Parcel is currently used for surface parking; and

WHEREAS, the public housing land adjacent to the Disposition Parcel is in the third phase of a multi-year build-out of the Brookfield Commons Master Plan ("Brookfield Commons") that would create 795 housing units, including 450 high-quality replacement housing units on the Winbrook Campus; and

WHEREAS, the Proposed Project would demolish some surface parking on the Disposition Parcel and the commercial buildings on the parcels fronting on East Post Road; and

WHEREAS, the Proposed Project would replace said surface parking and increase the overall amount of parking spaces available to residents of Brookfield Commons and the Winbrook Housing Projects; and

WHEREAS, the Proposed Project requires the Agency to acquire the 1.26-acre Disposition Parcel from the WPHA, as well as acquiring some additional privately owned parcels within the Project Site; and

WHEREAS, the Proposed Project requires HUD approval to convey the Disposition Parcel to the Agency; and

WHEREAS, in accordance with the National Environmental Policy Act, as amended (42 U.S.C. 4321, et seq.) and the regulations adopted pursuant thereto at 40 CFR Part 1501.5 and 24 CFR Part 58, (collectively referred to as “NEPA”), the WPHA and the Agency must satisfy the applicable requirements set forth in NEPA, as necessary, prior to making a final determination whether to acquire the Property; and

WHEREAS, the Agency has determined that the EA is in compliance with and conforms to the statutes, executive orders, or regulations required by NEPA (24 CFR 50.4 and 58.6); and

WHEREAS, in compliance with its duties under NEPA, the Agency has identified and evaluated the Environmental Assessment Factors (24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27) to determine the qualitative and quantitative significance of the effects of the Proposed Project (see Exhibit A); and

WHEREAS, according to the Cumulative Impact Analysis (24 CFR 58.32), no significant adverse cumulative impacts from the Proposed Project are anticipated; and

WHEREAS, the Agency considered a garage alternative that did not utilize the Disposition Parcel, however, that alternative was deemed infeasible because it did not allow for adequate circulation or ramping within the garage and would have required a substantially taller garage to accommodate the same number of spaces; and

WHEREAS, it is recommended that the Agency find that there is a need for public parking in this area of the City of White Plains to accommodate the expansion of the White Plains Hospital, the build-out of the Brookfield Commons Master Plan, and the general public and would not significantly affect the character, features and resources of the Project Site and its surroundings and, in some cases, would result in potential benefit, providing improvements in urban design conditions, new construction jobs, and facilitate the planned expansion of White Plains Hospital; and

WHEREAS, it is recommended that the Agency find that when compared to the NEPA criteria for environmental review, the Proposed Project would not result in a significant impact on the quality of the human environment.

NOW, THEREFORE, BE IT,

RESOLVED, that the Agency has examined the potential environmental effects of the Proposed Project and the environmental criteria established by NEPA and determines that the Proposed Project will not result in a significant impact on the quality of the human environment; and be it further

RESOLVED, that the Agency shall file and retain the original, signed EA documents and related supporting material in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

RESOLVED, that the Agency directs that a combined Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds be published in a newspaper having general circulation within the City of White Plains as required by 24 CFR Part 58.43 and 58.70.

This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Hon. Thomas M. Roach, Chair	[✓]	[]	[]	[]
Walter Eddie	[✓]	[]	[]	[]
John M. Martin	[✓]	[]	[]	[]
Daniel Moriarty	[]	[]	[]	[✓]

The Resolution was thereupon duly adopted.

CERTIFICATION
(*EDPL Article IV Authorization*)

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

The undersigned, being the acting Assistant Secretary and Executive Director of the City of White Plains Urban Renewal Agency, DOES HEREBY CERTIFY THAT:

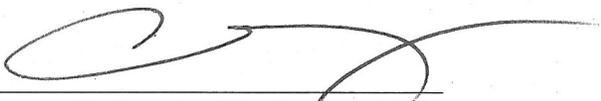
I have compared the foregoing extract of the minutes of the meeting of the City of White Plains Urban Renewal Agency (the "Agency") including the resolution contained therein, held on October 23, 2024, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject in matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal, if any, of said Agency this October 23, 2024.



Christopher N. Gomez, AICP
Executive Director & Acting Assistant Secretary

Exhibit A: 24 CFR Part 58 - NEPA Environmental Assessment



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

**This is a suggested format that may be used by Responsible Entities to document completion of an
Environmental Assessment.**

Project Information

Project Name: East Post Road Public Parking Garage

Responsible Entity: White Plains Urban Renewal Agency

Grant Recipient (if different than Responsible Entity): N/A

State/Local Identifier: New York

Preparer: AKRF, Inc.

Certifying Officer Name and Title: Christopher Gomez, AICP, Executive Director, White Plains Urban Renewal Agency

Grant Recipient (if different than Responsible Entity): N/A

Consultant (if applicable): AKRF, Inc.

Direct Comments to: Christopher Gomez, AICP, Executive Director
White Plains Urban Renewal Agency
70 Church Street, White Plains, NY 10601
Telephone Number: (914) 422-1300
Fax Number: (914) 422-1301
E-mail: cgomez@whiteplainsny.gov

Project Location: The project is located on East Post Road, White Plains, Westchester County, New York, 10601 (the “Project Site”) and is comprised of the following parcels (see **Figure 1**):

Table 1
Tax Parcels Comprising the Project Site

Address	Tax ID	Existing Condition	Lot Size	Owner Per 2024 City Final Tax Roll
26-28 East Post Road	130.27-2-5	former gas station, undeveloped lot with vegetation cover	8,650 SF	White Plains Urban Renewal Agency
34 East Post Road	130.27-2-4	Former gas and service station	9,050 SF	34 EPR, LLC
42 East Post Road	130.27-2-3	Storefront	10,200 SF	I.R. 42-44 E. POST RD LLC
60 East Post Road	130.27-2-2	Former auto parts store and service station	17,650 SF	White Plains Urban Renewal Agency
Brookfield Street	130.27-2-1	Street and surface parking	27,840 SF	City of White Plains
Dr Martin Luther King Jr. Boulevard	125.83-7-1	Surface Parking, Multi-Family Housing, Playground	9.3 acres*	White Plains Housing Authority
Notes: * The Proposed Project involves approximately 1.26-acres of WPHA land that is currently used as surface parking (the “Disposition Parcel”).				

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The White Plains Urban Renewal Agency (“WPURA”) proposes to acquire underutilized property within the Project Site and construct an up to 1,900-space public parking garage, with up to seven levels, to serve the general public and alleviate exiting parking deficiencies in the community, as well as to facilitate redevelopment in the area to be undertaken by the White Plains Hospital and White Plains Housing Authority (“WPHA”), (the “Proposed Project”). The Proposed Project is a public private partnership and involves land currently owned by the City of White Plains, WPURA, White Plains Hospital, and the WPHA (see Table 1). To facilitate the Proposed Project, the WPHA is seeking approval from the U.S. Department of Housing and Urban Development (“HUD”) for the disposition of public housing property pursuant to Section 18 of the Housing Act of 1937 (“Section 18 disposition”). The public housing property subject to the Section 18 disposition is an approximately 1.26-acre portion (“Disposition Parcel”) of the 9.3-acre Winbrook Housing Projects, which are generally located southeast of the intersection of South Lexington Avenue and Quarropas Street in the City of White Plains, Westchester County, New York (“Winbrook Campus”). The Disposition Parcel is currently used for surface parking. The public housing land adjacent to the Disposition Parcel is in the third phase of a multi-year build-out of the Brookfield Commons Master Plan (“Brookfield Commons”) that would create 795 housing units, including 450 high-quality replacement housing units on the Winbrook Campus. The Proposed Project would demolish some surface parking on the Disposition Parcel and the commercial buildings on the parcels fronting on East Post Road. However, the Proposed Project would replace the surface parking and significantly increase the overall amount of parking spaces available to residents of Brookfield Commons and the Winbrook Housing Projects to ultimately enable the full proposed build-out of the Brookfield Commons Master Plan.

The new parking garage would have a footprint of approximately 82,000 square feet. Vehicle access to the parking garage would be from a relocated Brookfield Street (underneath the parking

garage) and Winchester Street. An enclosed pedestrian bridge would connect the parking garage to White Plains Hospital across East Post Road. The garage design will allow Brookfield Street to extend as a two-way street to East Post Road. A new traffic signal would be installed at the intersection of Brookfield Street, East Post Road, and the White Plains Hospital emergency room driveway. Vertical clearance on Brookfield Street would be 15 feet above street grade to allow trucks and maintenance vehicles access to the Winbrook Campus/Brookfield Commons.

The Proposed Project requires the Wपुरा acquiring the 1.26-acre Disposition Parcel from the WPHA, as well as acquiring some additional privately owned parcels within the Project Site (potentially through the exercise of eminent domain authority, if necessary). The Proposed Project would also require HUD approval to convey the Disposition Parcel to the Wपुरा, as well as the City of White Plains Common Council issuing site plan approval for the construction of the Parking Garage, if required

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The City of White Plains has indicated that there is limited available public parking in the area today, including at the nearby Longview-Cromwell and Chester-Maple garages. The need for the proposed garage is driven, to a great extent, by the current limited parking supply availability. The Proposed Project would also serve the White Plains Hospital, which provides critical medical services to residents of the City of White Plains and the surrounding region and is a major local employer. The Proposed Project would provide parking that would service the expansion of White Plains Hospital, which, in turn, would increase employment opportunities in the City as well as expand the offering of health services for the community. The Proposed Project would also serve as Brookfield Commons, a public private partnership with the WPHA that will increase the amount and quality of affordable and workforce housing available to residents of the City. The WPHA is in the third phase of a multi-year build-out of the Brookfield Commons Master Plan. The overarching goal is to create 795 housing units, including 450 high-quality replacement housing units, while physically and socially reconnecting this neighborhood into the larger White Plains community. The Proposed Project would provide parking that would serve the current and future residents of Brookfield Commons.

Existing Conditions and Trends [24 CFR 58.40(a)]:

As noted above, an approximately 1.26-acre portion of the Project Site is located within the Winbrook Campus, owned and maintained by the WPHA. Land uses near the Project Site include institutional and government uses immediately to the north, retail and the White Plains Hospital to the south, commercial and institutional uses to the east, and commercial and residential uses to the west. Overall, the surrounding area is generally developed with a mix of institutional, governmental, residential, community, and commercial uses.

The Proposed Project would add increased parking to support the planned expansion of White Plains Hospital and the development of Brookfield Commons. The planned use and location of the Project Site for a public parking garage, adjacent to a built-up mixed-use commercial and residential downtown, including Brookfield Commons and the White Plains Hospital, contextually fits into the surrounding land use context.

Funding Information

Grant Number	HUD Program	Funding Amount
N/A		

Estimated Total HUD Funded Amount: N/A

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$110 million

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Not applicable. Based on guidance provided by HUD in Fact Sheet #D1, the National Plan of Integrated Airport Systems was reviewed for civilian, commercial service airports within the vicinity of the Project Site. No known civil airports are located within 2,500 feet and no known military airports are located within 15,000 feet of the Project Site.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Not applicable. According to the Coastal Barrier Resource System maps, the Proposed Project is not located in a Coastal Barrier Resource System. Therefore, the Proposed Project would have no impact on any Coastal Barrier Resources. https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/

<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project Site is not located within the 100-year and 500-year floodplain. Since the Project Site is not located within either floodplain, HUD’s 8-step decision making process (24 CFR 55.20) is not applicable and the Proposed Project would not require flood insurance or any other measures related to development within the floodplain.</p> <p>https://msc.fema.gov/portal</p>
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STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Proposed Project is located in Westchester County, designated as Moderate – Non attainment for 8-hr Ozone (2015 List).</p> <p>The Proposed Project involves the demolition of existing underutilized or abandoned commercial structures and the construction of a new seven-tier public parking garage. Construction activities associated with the Proposed Project may result in temporary increases in emissions from on-site equipment, construction-related vehicles and non-road engines, and fugitive dust.</p> <p>However, these activities would comply with all applicable federal, state, and local laws and regulations regarding construction emissions.</p> <p>There would be no impacts to air quality during the operational phase of the Proposed Project. The Proposed Project would not generate significant levels of traffic, therefore, no exceedances of the National Ambient Air Quality Standard (NAAQS) associated with carbon monoxide (CO) or particulate matter (PM) would result. The Proposed Project would not adversely affect the State Implementation Plan (SIP).</p> <p>No impacts to air quality would occur.</p> <p>https://www3.epa.gov/airquality/greenbook/jnca.html#Ozone_8-hr.2015.New_York</p>
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<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Not Applicable. The Proposed Project is located in the City of White Plains. The City of White Plains is not located within the New York State Coastal Area Boundary, does not have a draft or</p>
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		<p>adopted Local Waterfront Revitalization Plan (LWRP), and is not located in the vicinity of a New York State Designated Inland Waterway.</p> <p>Furthermore, the City of White Plains is not within a New York State Department of Environmental Conservation (NYSDEC) Certified Coastal Erosion Hazard Area (CEHA) Community.</p> <p>https://dos.ny.gov/system/files/documents/2020/06/inland_waterways_12-19.pdf</p> <p>http://www.dec.ny.gov/lands/86552.html</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A Phase 1 Environmental Site Assessment (Phase 1 ESA), dated January 20, 2020, was prepared by Woodard & Curran Engineering, P.A.P.C. for four parcels that comprise approximately 1.3-acres of the Project Site, specifically 26-28 East Post Road (130.27-2-5), 34 East Post Road (130.27-2-4), 42 East Post Road (130.27-2-3), and 60 East Post Road (130.27-2-2).</p> <p>These parcels are not located on, or in the vicinity of the Environmental Protection Agency (EPA)'s National Priority List (NPL), EPA's Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Resource Conservation and Recovery Act (RCRA)'s Corrective Action Report (CORRACTS) and Treatment Storage Disposal (TSD) Facility Database, Emergency Response Notification System (ENRS)'s list, or New York State Department of Environmental Conservation (NYSDEC)'s State Hazardous Waste Sites (SHWS) database</p> <p>The Phase I ESA identified several recognized environmental conditions (RECs) in connection with the Project Site including current and historical land uses in the vicinity of the site including the White Plains Hospital, auto sales, auto repair, filling stations, and dry cleaners. The Phase I ESA also identified the presence of existing underground storage tanks (USTs) and above ground storage tanks (ASTs) on the parcels, as well as the historical removal of USTs.</p> <p>The Phase I ESA identified petroleum spills as follows: Tax Parcel 130.27-2-5 (#9713110); Tax Parcel 130.27-2-4 (#1608924; #9406684;</p>

#9516188; #1509193); Tax Parcel 130.27-2-3 (#0011972; #0011871); Tax Parcel 130.27-2-2 (#0804645).

The Phase I ESA for the four parcels advised that given the current/historical presence of numerous ASTs, USTs, and petroleum spills identified in the environmental database search for the subject parcels, there is the potential for environmental impairment of the parcels.

A Remedial Investigation Report, dated November 26, 2016, was prepared by First Environment, Inc., for a portion of the Winbrook Campus adjacent to 34 East Post Road, including an area between that parcel and the WPHA's building at 33 Fisher Court (the area subject to the Section 18 disposition). The remedial investigation included soil boring installations, soil sampling, permanent monitoring well installations, and groundwater sampling. A review of soil sampling revealed volatile organic compounds (VOCs) at concentrations above NYSDEC Soil Cleanup Levels for Gasoline Contaminated Soils. A review of groundwater sampling results revealed the presence of petroleum-related VOCs above the NYSDEC Ambient Water Quality Standards in two of five monitoring wells. A Remedial Action Work Plan (RAWP), dated September 3, 2021, was prepared by HydroEnvironmental Solutions, Inc. in accordance with a Consent Order between the NYSDEC and the prior owner of 34 East Post Road. HydroEnvironmental Solutions, Inc. referenced WPURA's construction of a Parking Garage at the Project Site, and included maps of the likely extent of subsurface contamination on the Project Site, using the aforementioned sampling, as well as topographic data.

Although both the demolition and excavation activities could increase pathways for human exposure to hazardous materials, impacts would be avoided by performing the project in accordance with federal, state and local laws and regulations regarding hazardous materials, and in accordance with the RAWP for the impacted portion of the WPHA property. Additionally, the parking garage would have a lower level below street grade, and as such, existing soil would be removed down to bedrock within the garage building footprint, such that any subsurface

		<p>contaminated material would be removed and disposed of in accordance with NYSDEC regulations and standards.</p> <p>With the proposed mitigation measures in place, no impacts related to hazardous materials would result from the Proposed Project.</p> <p>https://nepassisttool.epa.gov/nepassist/nepamap.aspx?wherestr=white+plains</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The U.S. Fish and Wildlife Service, the New York State Environmental Resource Mapper, the New York State Environmental Assessment Form Mapper, and the Natural Heritage Program (NHP) all identify the area of the Project Site as subject to the presence of the Peregrine Falcon, a New York State Threatened or Endangered Species. The Project Site is located in a densely developed urban setting. No federal threatened or endangered species were identified as located on site.</p> <p>Peregrine falcons, a NYS endangered species, have become increasingly common in urban areas since the 1980s and presently nest in several locations throughout the metropolitan area where the species nests on bridges, high-rise buildings, and other tall artificial structures. Impacts to nesting falcons can occur from work on rooftops, or work that generates loud noises over ambient noise conditions. The peregrine falcon typically strikes and captures its prey in midair.</p> <p>Therefore, during project construction individual falcons that may nest in the region are unlikely to occur at ground level on the Project Site. Furthermore, peregrine falcons nest amidst the high levels of noise and human activity associated with urban environments, thus demonstrating a high tolerance of disturbance and an ability to exploit resources in human-dominated landscapes (see Cade et al. 1996, White et al. 2002). Therefore, noise impacts from typical building construction activities are unlikely to be significantly adverse. In addition, as an impact avoidance measure, during construction, tall equipment such as cranes would have flagging at the apex to deter perching by peregrine falcons on moving or greased parts. In addition, urban peregrine falcons primarily eat rock pigeons (see DeMent</p>

		<p>et al. 1986, Rejt 2001). The abundance of this species would not change as a result of the construction of the Proposed Project. Therefore, hunting opportunities for peregrine falcons would remain as present conditions, and no significant adverse impacts to the peregrine falcon are anticipated.</p> <p>Therefore, no impacts to Endangered Species are anticipated.</p> <p>http://www.dec.ny.gov/eafmapper/ http://www.dec.ny.gov/gis/erm/</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This criterion is applicable to HUD-assisted projects that involve new residential construction, conversion of non- residential buildings to residential use, rehabilitation of residential properties that increase the number of units, or restoration of abandoned properties to habitable condition. As the Proposed Project is limited to the construction of a seven-story parking garage, the criterion does not apply.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Westchester County has one certified agricultural district. The Project Site is not located within this agricultural district. The Proposed Project would not involve the conversion of farmland to non-agricultural uses. Further, the Proposed Project would not impact any Prime, Unique, or Statewide Important Farmland. Therefore, the Proposed Project would not violate the Farmland Protection Policy Act.</p> <p>https://agriculture.ny.gov/land-andwater/agricultural-districts https://s3.amazonaws.com/cugirdata/00/79/98/agWEST2012.pdf#zoom=75 http://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project Site is not located within the 100-year and 500-year floodplain. Since the Project Site is not located within either floodplain, HUD's 8-step decision making process (24 CFR 55.20) is not applicable, and the Proposed Project would not require flood insurance or any other measures related to development within the floodplain.</p> <p>https://msc.fema.gov/portal</p>

<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Proposed Project was submitted to the New York State Office of Parks and Historic Preservation (OPRHP) for review in accordance with Section 106 of the National Historic Preservation Act of 1966. OPRHP determined in a letter dated July 24, 2024, that the Proposed Project would have no effect on architectural or historic resources (see Appendix E).</p> <p>The HUD Tribal Directory Assessment Tool (TDAT) lists four Tribes with interests in Westchester County: Delaware Nation, Delaware Tribe of Indians, Mohegan Tribe of Indians of Connecticut, and Stockbridge Munsee Community.</p> <p>Since the Project Site was previously disturbed by the development of the existing commercial structures, as well as the Winbrook Campus, impacts to cultural resources are not anticipated.</p> <p>http://www.nationalregisterofhistoricplaces.com/ny/westchester/state.html</p> <p>https://cris.parks.ny.gov/</p> <p>https://egis.hud.gov/tdat/</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Proposed Project is the demolition of existing commercial buildings and a surface parking lot, and the construction of a seven-story, approximately 1,900-space parking garage. The Proposed Project will cause temporary increases in noise levels during construction that will be mitigated by complying with local noise ordinances. Therefore, the Proposed Project would not generate any significant adverse noise impacts.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no sole source aquifers in Westchester County. Therefore, no impacts to sole source aquifers would occur.</p> <p>https://www.epa.gov/dwssa</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no wetlands from the National Wetlands Inventory (NWI) on or near the Project Site. Therefore, the Proposed Project is not located within a federal wetland and is in compliance with Executive Order 11990. The Proposed Project is not located within 300 feet of a NYSDEC tidal wetland or 100 feet of a NYSDEC freshwater wetland.</p>

		Therefore, the Proposed Project would not impact federal or state regulated wetlands.
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no Wild and Scenic Rivers in the proximity of the Project Site, as designated by the U.S. Department of the Interior. There are no National Wild and Scenic Rivers in Westchester County as designated by the National Wild and Scenic Rivers System. The project is not located along a Wild, Scenic and Recreational Rivers as determined by NYSDEC. Therefore, the Proposed Project would not violate the Wild and Scenic Rivers Act.</p> <p>https://www.nps.gov/maps/full.html?mapId=8adbe798-0d7e-40fb-bd48-225513d64977</p> <p>https://www.rivers.gov/new-york.php</p> <p>http://www.dec.ny.gov/permits/32739.html</p>

ENVIRONMENTAL JUSTICE

<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Proposed Project is located within a Potential Environmental Justice Area as indicated by NYSDEC. The Proposed Project would provide much needed parking for the existing community, as well as facilitate the expansion of health services and affordable housing in the community associated with the projects proposed by White Plains Hospital and Brookfield Commons, all of which would provide benefits to local residents. The Proposed Project would not displace any public housing residents, and would actually enable the future construction of additional units of affordable housing by providing parking for those units.</p> <p>The new parking garage will be taller than the structures it is replacing. As such, there exists the potential for the garage to cast shadow on open space that is proposed north of the Project Site that would be developed as part of the Brookfield Commons Master Plan. To address the potential aesthetic impact of the garage on the future open space, the Proposed Project includes façade treatments to minimize views of cars and to break up the massing of the proposed structure.</p> <p>The Proposed Project is not anticipated to result in a disproportionately high adverse human health impact or environmental effect on minority and low-income populations.</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The Project Site is located on East Post Road, directly north (across the street) of the White Plains Hospital, and a portion of the Project Site would be within the Winbrook Campus in White Plains, New York.</p> <p>Land uses near the Project Site include institutional and government uses immediately to the north, retail and the White Plains Hospital to the south, commercial and institutional uses to the east, and commercial and residential uses to the west. (see Figure 2). Overall, the surrounding area is generally developed with a mix of institutional, governmental, residential, community, and commercial uses.</p> <p>Portions of the Project Site are located within the B-3 Zoning District and the RM-0.35 Zoning District (see Figure 3). The B-3 Zoning District is a general retail district that allows a variety of office and service businesses, and multi-family dwellings (§5.5.1.5). The RM-0.35 Zoning District is a residential district that allows for a variety of residential dwellings (§5.4.1.5). As a City of White Plains parking garage, the Proposed Project is a permitted principal use in both the B-3 and RM-0.35 Zoning Districts, requiring Site Plan approval from the Common Council.</p> <p>The Proposed Project, which would add approximately 1,900 parking spaces to the City’s public parking supply (to accommodate the expansion of White Plains Hospital and the development of Brookfield commons), is consistent with the</p>

		<p>objective of the city’s adopted 2024 One White Plains Comprehensive Plan to “facilitate the growth and long-term success of the White Plains Hospital” (page 172), as well as the “high priority” need to increase and improve affordable housing and public housing options in the City (page 101-02). Additionally, the former City of White Plains 2006 adopted Comprehensive Plan identified that “remaining non-hospital buildings [proximate to the hospital] include retail, service, and office uses, and a gas station; over time, some or all of these could be converted or adapted for hospital-related uses, including additional parking” (page II-I-27).</p> <p>Overall, no impacts related to conformance with adopted plans, zoning, and surrounding development would occur.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>2</p>	<p>The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) has identified the primary soils on the Project Site as “Uf: Urban land” (Figure 4). This soil mapping unit consists of areas where at least 60 percent of the land surface is covered with buildings and other structures. Typically, Uf soils are mapped in the business centers of villages and cities and other urbanized areas. Included in Uf mapping are small areas of soils that have not been appreciably altered, such as Riverhead, Chatfield, Sutton, and Unadilla Soils. The undisturbed soils are in areas between buildings and other structures. Because the variability of Uf soils have a history of fill and/or disturbance, soil properties such as drainage class, capability class, and typical soil profile are not assigned by the NRCS.</p> <p>The Project Site’s topography is generally flat and contains no steep slopes (greater than 15 percent) (see Figure 5).</p> <p>As the Proposed Project would include disturbance of more than one acre on an already disturbed area, the Proposed Project would require a Storm Water Pollution Prevention Plan (SWPPP) approved by the MS4 and New York State Department of Environmental Conservation (NYSDEC) prior to the start of construction.</p> <p>With the SWPPP in place, the Proposed Project is not anticipated to result in any impacts related to soil, erosion, and drainage and storm water runoff.</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>2</p>	<p>The Proposed Project would include both demolition and new construction activities. Although both the demolition and excavation activities could increase pathways for human exposure to hazardous materials, impacts would be avoided by performing the project in accordance with federal, state and local laws and regulations regarding hazardous materials. No impacts related to hazardous materials would result from the Proposed Project and no special measures subject to government oversight are required.</p> <p>Impacts such as fugitive dust would be addressed under existing regulations governing construction activity in White Plains and</p>

		<p>Westchester County, New York. The Proposed Project would only temporarily increase noise levels at nearby residences during construction. These increases would be mitigated by implementing the Construction Management Plan, including outfitting of equipment with mufflers, and compliance with local noise ordinances including time-of-day work limitations. These construction activities would not result in any significant increase in ambient noise levels.</p> <p>According to the EPA, Westchester County is located in Radon Zone 3, where the predicted average indoor radon screening level is less than 2 picocuries per liter (pCi/L). No impacts would result.</p>
Energy Consumption	2	<p>The Project Site is adequately serviced with existing utilities. The Proposed Project would utilize energy consumption, including the use of fossil fuels, for use of construction equipment and the shipment of materials required for construction activities. However, the Proposed Project would not increase long-term energy consumption.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	<p>Construction of the Proposed Project would create temporary construction jobs, and operation of the Proposed Project would result in the creation of a <i>de minimus</i> number of new jobs. In addition, the Proposed Project would also facilitate expansion of the White Plains Hospital that could increase employment opportunities in the area.</p>
Demographic Character Changes, Displacement	2	<p>The Proposed Project would replace vacant commercial buildings, empty lots and an existing surface parking lot with a new seven-story parking garage, with space for White Plains Hospital employees and patients, residents of Brookfield Commons/Winbrook Campus, and the general public. The Proposed Project would not displace any public housing residents, and would enable the future construction of additional units of affordable housing by providing parking for those units. The Proposed Project is not anticipated to alter the demographic characteristics of the surrounding community.</p>
Environmental Justice	2	<p>The Proposed Project is located within a Potential Environmental Justice Area as indicated by NYSDEC. The Proposed Project would provide much needed parking for the White Plains Hospital and Brookfield Commons, a benefit to local residents. The Proposed Project would not displace any public housing residents, and would enable the future construction of additional units of affordable housing by providing parking for those units.</p>

		<p>The new parking garage will be taller than the structures it is replacing. As such, there exists the potential for the garage to cast shadow on open space that is proposed north of the Project Site that would be developed as part of the Brookfield Commons Master Plan. To address the potential aesthetic impact of the garage on the future open space, the Proposed Project includes façade treatments to minimize views of cars and to break up the massing of the proposed structure.</p> <p>The Proposed Project is not anticipated to result in a disproportionately high adverse human health impact or environmental effect on minority and low-income populations.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Since the Proposed Project does not include a residential component, it would not have a direct effect on educational or cultural facilities. The Proposed Project would provide parking for Brookfield Commons, an adjacent affordable multi-family development that will house school age children but is not anticipated to have a significant adverse impact on educational or cultural facilities.
Commercial Facilities	2	The Proposed Project does not include commercial facilities. While it would result in the creation of a <i>de minimus</i> number of new jobs, it would not result in a population increase in the City, and therefore would not increase demand on commercial facilities. However, by adding a public parking lot on East Post Road, patrons could shop and dine at neighborhood businesses, potentially enhancing the local economy in the area.
Health Care and Social Services	1	The Proposed Project would facilitate access for patients and employees to the White Plains Hospital which provides critical medical care to the residents of White Plains and the surrounding region. It would also facilitate the expansion of White Plains Hospital, which, in turn, would increase the range of critical medical care available to residents of White Plans and the surrounding region.
Solid Waste Disposal / Recycling	2	Construction of the Proposed Project would result in the generation of waste, including excavated soil and materials as a result of building and surface parking lot demolition. The amount of solid waste generated from construction would not significantly increase short-term generation of municipal solid waste and would not increase long-term generation of municipal solid waste. All waste would be hauled off-site by the selected contractor and would be handled in accordance with the State's solid and hazardous waste rules. Operation of the parking garage would result in the generation of <i>de minimis</i> solid waste and/or

		recycling. Therefore, the Proposed Project is not anticipated to have an adverse impact on Solid Waste Disposal and Recycling in the City.
Waste Water / Sanitary Sewers	2	The Proposed Project would be served by municipal sewer system. The capacity of the existing system is adequate to serve the Proposed Project.
Water Supply	2	The Proposed Project would be served by municipal water supply. The capacity of the existing system is adequate to serve the Proposed Project.
Public Safety - Police, Fire and Emergency Medical	2	The Proposed Project is adequately served by emergency services and is not anticipated to have a direct or indirect impact on the provision of such services. The City of White Plains police department is located at 77 South Lexington Avenue, approximately ¼-mile to the north of the Project Site. The closest fire station to the Project Site is the White Plains Fire Department Station 1, located at 225 Mamaroneck Avenue, approximately ½ mile to the east. The Proposed Project is located in an area that currently receives adequate police, fire, and emergency medical services, and would not increase demand for these services. The parking garage would be constructed in compliance with all applicable building and fire codes.
Parks, Open Space and Recreation	2	The Proposed Project would not remove or add new parks, open space, or recreation facilities. However, the new parking garage has the potential to cast shadow on open space that is proposed north of the Project Site that would be developed as part of the Brookfield Commons Master Plan. To address the potential aesthetic impact of the garage on the future open space, the Proposed Project includes façade treatments to minimize views of cars and to break up the massing of the proposed structure.
Transportation and Accessibility	2	A traffic impact study (TIS) was prepared to assess the potential impacts of the Proposed Project (see Appendix A.) The TIS concludes that the Proposed Project would serve the latent parking demand in the area that is currently accommodated at other locations, provide some surplus capacity for future parking demand and reduce traffic through neighborhood streets that are less suitable to accommodate such activity. The Proposed Project would install a new traffic signal at the garage entrance at Brookfield Street, and adjust signal timings at nearby intersections to ensure optimization. With these improvements in place, the Proposed Project will generally provide a net positive effect and will not result in a significant adverse impact on area roadways.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		

Unique Natural Features, Water Resources	2	There are no NYSDEC Unique Geologic Features or NYSDEC Critical Environmental Areas within the vicinity of the Project Site. There are no Sole Source Aquifers within the Project Site. The Proposed Project would not pose a significant threat to groundwater or other surface water resources.
Vegetation, Wildlife	2	<p>The U.S. Fish and Wildlife Service, the New York State Environmental Resource Mapper, the New York State Environmental Assessment Form Mapper, and the Natural Heritage Program (NHP) all identify the area of the Project Site as subject to the presence of the Peregrine Falcon, a New York State Threatened or Endangered Species. The Project Site is located in a densely developed urban setting. No federal threatened or endangered species were identified as located on site.</p> <p>Peregrine falcons, a NYS endangered species, have become increasingly common in urban areas since the 1980s and presently nest in several locations throughout the metropolitan area where the species nests on bridges, high-rise buildings, and other tall artificial structures. Impacts to nesting falcons can occur from work on rooftops, or work that generates loud noises over ambient noise conditions. The peregrine falcon typically strikes and captures its prey in midair.</p> <p>Therefore, during project construction individual falcons that may nest in the region are unlikely to occur at ground level on the Project Site. Furthermore, peregrine falcons nest amidst the high levels of noise and human activity associated with urban environments, thus demonstrating a high tolerance of disturbance and an ability to exploit resources in human-dominated landscapes (see Cade et al. 1996, White et al. 2002). Therefore, noise impacts from typical building construction activities are unlikely to be significantly adverse. In addition, as an impact avoidance measure, during construction, tall equipment such as cranes would have flagging at the apex to deter perching by peregrine falcons on moving or greased parts. In addition, urban peregrine falcons primarily eat rock pigeons (see DeMent et al. 1986, Rejt 2001). The abundance of this species would not change as a result of the construction of the Proposed Project. Therefore, hunting opportunities for peregrine falcons would remain as present conditions, and no significant adverse impacts to the peregrine falcon are anticipated.</p> <p>Therefore, no impacts to Endangered Species are anticipated.</p>
Other Factors	2	There are no other factors applicable to the Proposed Project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
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CLIMATE AND ENERGY		
Climate Change Impacts	2	<p>The Proposed Project is not anticipated to result in significant adverse impacts to climate change.</p> <p>Although the Proposed Project will serve automobiles, a source of greenhouse gas emissions, as stated in the TIS (see Appendix A), the Proposed Project will serve the latent parking demand in the area that is currently accommodated at other locations, provide some surplus capacity for future parking demand and reduce traffic through neighborhood streets that are less suitable to accommodate such activity.</p> <p>In addition, the Proposed Project will likely include Electric Vehicle charging stations and rooftop solar panels as currently designed. Because the Project Site is not located within a floodplain, the Proposed Project is not anticipated to be susceptible to impacts from climate change.</p>
Energy Efficiency	2	The Project Site is adequately serviced with existing utilities. In addition, the Proposed Project incorporates the use of rooftop solar to minimize energy consumption.

Additional Studies Performed:

1. Traffic Impact Evaluation, dated May 10, 2024, prepared by Kimley Horn.
2. Phase 1 Environmental Site Assessment (Phase 1 ESA), dated January 20, 2020, prepared by Woodard & Curran Engineering, P.A.P.C. for 26-28 East Post Road (130.27-2-5), 34 East Post Road (130.27-2-4), 42 East Post Road (130.27-2-3), and 60 East Post Road (130.27-2-2)
3. Remedial Action Work Plan (RAWP), dated September 3, 2021, prepared by HydroEnvironmental Solutions, Inc.

Field Inspection (Date and completed by): May 3, 2024 by AKRF, Inc.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Sources:

Federal Aviation Administration (FAA).

http://www.faa.gov/airports/environmental/airport_noise/noise_exposure_maps/

Accessed May 6, 2024 and http://www.faa.gov/airports/runway_safety/diagrams/ Accessed May 6, 2024

FAA Runway Protection Zones.

https://www.faa.gov/documentLibrary/media/Advisory_Circular/150-5300-13B-Airport-Design.pdf Accessed May 6, 2024

and <https://aeronav.faa.gov/d-tpp/2206/00651ad.pdf> Accessed May 6, 2024

Federal Emergency Management Agency (FEMA). <http://msc.fema.gov/portal/search>
Accessed May 6, 2024

New York State Department of Environmental Conservation (NYSDEC), Coastal Management. <http://www.dec.ny.gov/lands/86541.html> Accessed May 6, 2024
and <http://www.dec.ny.gov/lands/86552.html> Accessed May 6, 2024

NYSDEC Environmental Assessment Mapper. <http://www.dec.ny.gov/eafmapper> Accessed May 6, 2024

NYSDEC Environmental Remediation Databases.
<http://www.dec.ny.gov/chemical/8437.html> Accessed May 6, 2024

NYSDEC Environmental Resource Mapper. <http://www.dec.ny.gov/animals/38801.html>
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and <http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=2> May 6, 2024

EPA Environmental Justice Screening and Mapping Tool.
<https://ejscreen.epa.gov/mapper/> Accessed May 6, 2024

NYSDEC. State Implementation Plan, <http://www.dec.ny.gov/chemical/8403.html>
Accessed May 6, 2024

NYSDEC. Wild, Scenic and Recreational Rivers. Available at
<http://www.dec.ny.gov/permits/32739.html>. Accessed May 6, 2024

New York State Department of State (NYSDOS). Coastal Boundary Map.
<https://dos.ny.gov/using-coastal-atlas-gis-gateway>. Accessed May 6, 2024
and http://appext20.dos.ny.gov/coastal_map_public/map.aspx Accessed May 6, 2024

NYSDOS. Local Waterfront Revitalization Program. Coastal Waterbodies and Inland Waterways.
https://dos.ny.gov/system/files/documents/2020/06/inland_waterways_12-19.pdf Accessed May 6, 2024

State Register of Historic Places: Cultural Resources Information Systems (CRIS).
<http://parks.ny.gov/shpo/online-tools/> Accessed May 10, 2024

United States Department of Agriculture. Natural Resources Conservation Service. Web Soil Survey.
<http://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx> Accessed May 6, 2024

U.S. Environmental Protection Agency (EPA), Greenbook. <https://www.epa.gov/greenbook>
Accessed May 6, 2024

U.S. Environmental Protection Agency (EPA) NEPAssist.
<http://nepassisttool.epa.gov/nepassist/entry.aspx> Accessed May 6, 2024

United States Fish and Wildlife Service (USFWS) IPaC,
<http://ecos.fws.gov/ipac/> Accessed May 6, 2024

USFWS. Coastal Barrier Resources Act. Official CBRS Maps.
<https://fws.gov/library/collections/official-coastal-barrier-resources-system-maps> Accessed May 6, 2024

USFWS, Wetlands Online Mapper, National Wetlands Inventory Map.
<http://www.fws.gov/wetlands/Data/Mapper.html> Accessed May 6, 2024

Wild and Scenic Rivers Act, Sections 3 and 5 (16 USC 1274 and 1276).
<http://www.rivers.gov/rivers/delaware-upper.php> Accessed May 6, 2024

List of Permits Obtained:

List of Permits

Involved Agencies	Approval/Review
City of White Plains Common Council	Site Plan Approval; funding approval
City of White Plains Planning Board	Comment on Site Plan upon referral by Common Council (if required)
City of White Plains Department of Public Works	Approval of Stormwater Pollution Prevention Plan (SWPPP); approval of water/sewer connections; and approval of driveway, curbing, and sidewalk permits on City roads.
Westchester County Department of Planning	Referral per General Municipal Law §239-m
Westchester County Department of Health	Water/Sewer Connections
New York State (NYS) Office of Parks, Recreation, and Historic Preservation	Historic resources review
NYS Department of Environmental Conservation	State Pollutant Discharge Elimination System (SPDES) General Permit
United States Department of Housing and Urban Development	Approval of land disposition

Public Outreach [24 CFR 50.23 & 58.43]:

1. Special Meeting/Public Hearing of the White Plains Urban Renewal Agency, September 6, 2019.
2. Community Meeting with Brookfield Commons and Winbrook Housing Projects residents, July 17, 2024, at 11 am and 6 pm.

Cumulative Impact Analysis [24 CFR 58.32]:

The City of White Plains recently approved Phase 3 of Brookfield Commons, a multi-family residential development adjacent to the Proposed Project and is currently reviewing and recently approved several other multi-family residential buildings within the Downtown Core of the City. White Plains Hospital has also proposed an expansion of its facilities, which would develop a new in-patient building on the site of the existing Davis Avenue Parking Garage (on the north side of

Maple Avenue between South Lexington and Davis Avenue). The Proposed Project would add up to 1,900 parking spaces in White Plains to be used by patients and employees of the hospital, residents of Brookfield Commons/Winbrook Campus, and the general public, and would serve latent parking demand in the vicinity of the Project Site. The Proposed Project would not generate significant demand for water, sewer, or other municipal services. In addition, the Proposed Project has been designed in accordance with the existing regulatory framework of the City of White Plains' Zoning Ordinance. No significant adverse cumulative impacts from the Proposed Project are anticipated.

In addition, the Proposed Project, the White Plains Hospital Expansion, and the Brookfield Commons Master Plan were reviewed for functional dependency and were found to have independent utility. While these projects complement each other, they are not functionally dependent.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The WPURA considered a garage alternative that did not utilize the Disposition Parcel. However, that alternative was deemed infeasible because it did not allow for adequate depth from East Post Road or allow for adequate circulation or ramping within the garage. Furthermore, it would have required a substantially taller garage to accommodate the same number of parking spaces.

No Action Alternative [24 CFR 58.40(e)]:

Under no-action conditions, the Project Site would remain in its existing condition and the goal of providing a new parking garage would not be met.

Summary of Findings and Conclusions:

There is a need for public parking in this area of the City of White Plains to accommodate the expansion of the White Plains Hospital, the build-out of the Brookfield Commons Master Plan, and the general public. The Proposed Project would result in a public benefit by providing such parking. As discussed above, the Proposed Project would not significantly affect the character, features and resources of the Project Site and its surroundings. In some cases, the Proposed Project would result in potential benefit, providing improvements in urban design conditions, new construction jobs, and facilitating the planned expansion of White Plains Hospital. The Proposed Project would not result in a significant impact on the quality of the human environment.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
N/A	N/A

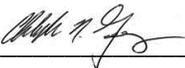
Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 10/17/2024

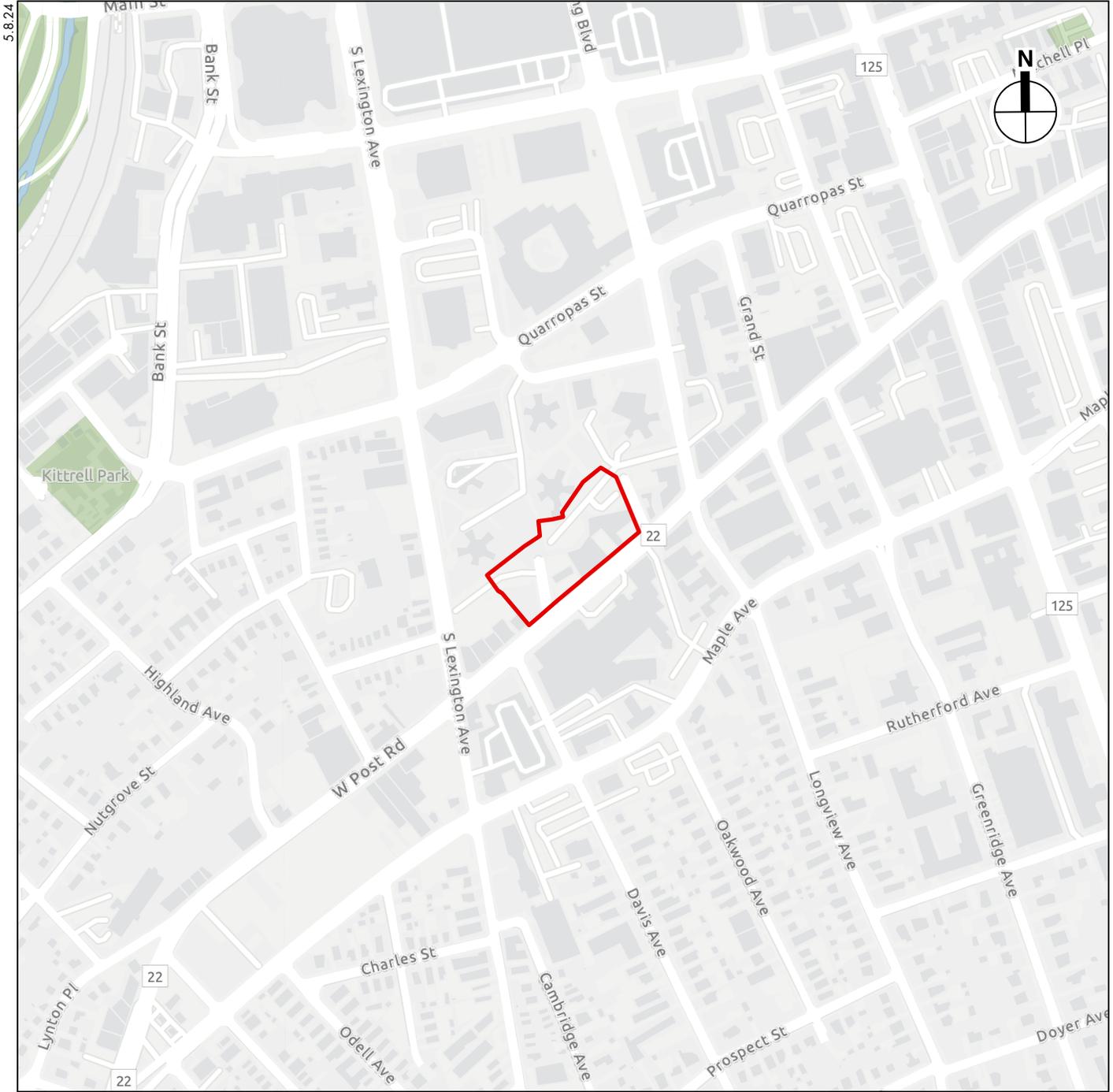
Name/Title/Organization: Ashley Ley, AICP, Vice President, AKRF, Inc.

Certifying Officer Signature:  Date: 10/23/2024

Name/Title: Christopher Gomez, AICP, Executive Director, White Plains Urban Renewal Agency

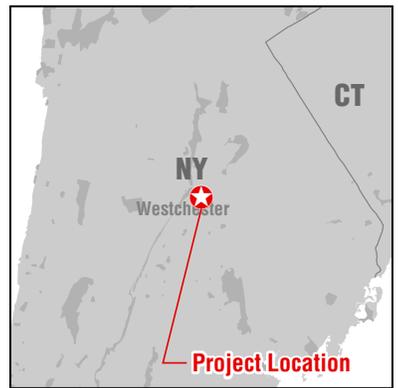
This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Figures



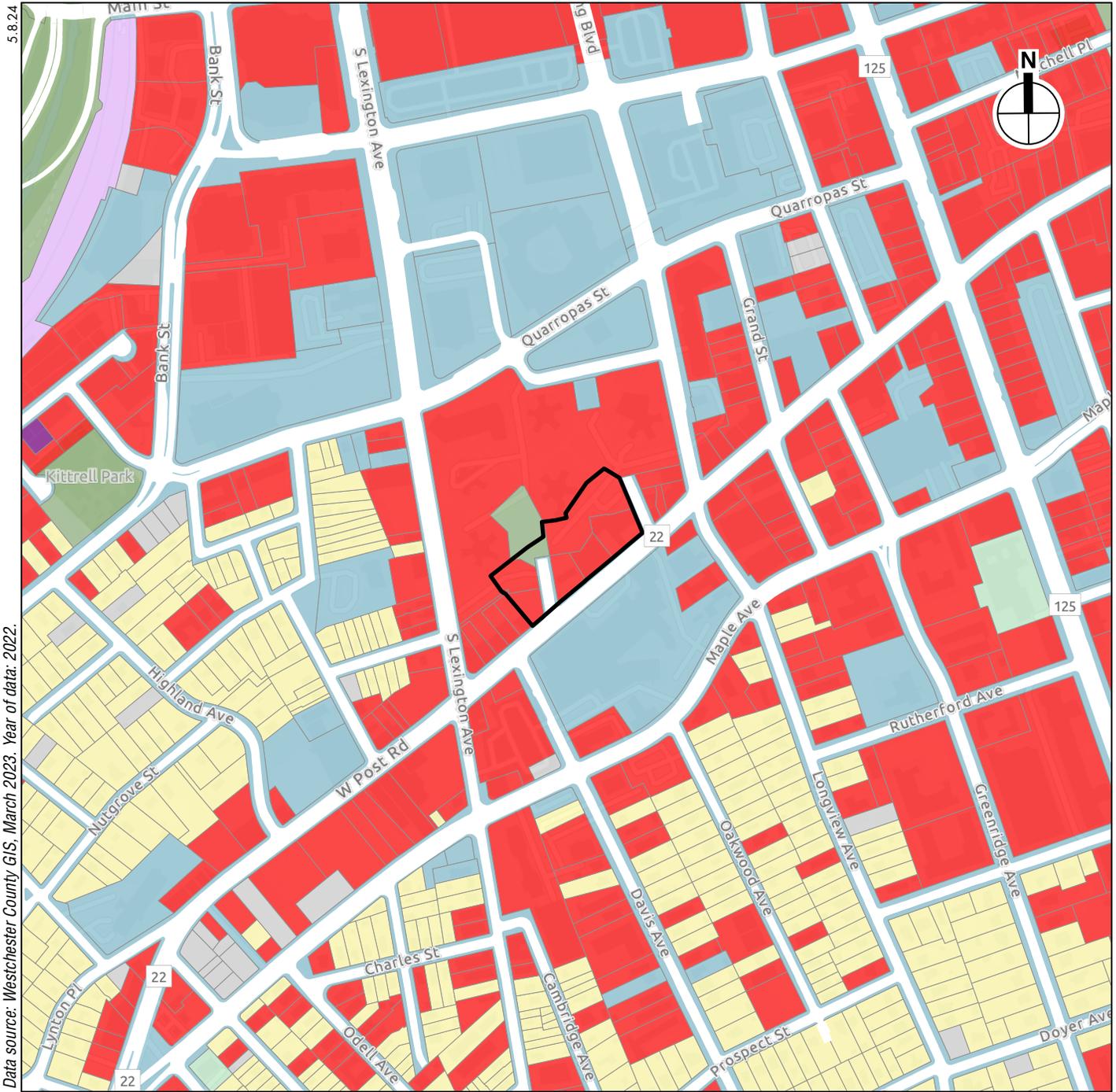
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 Project Site



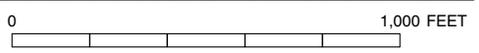
WHITE PLAINS GARAGE

Project Location
Figure 1



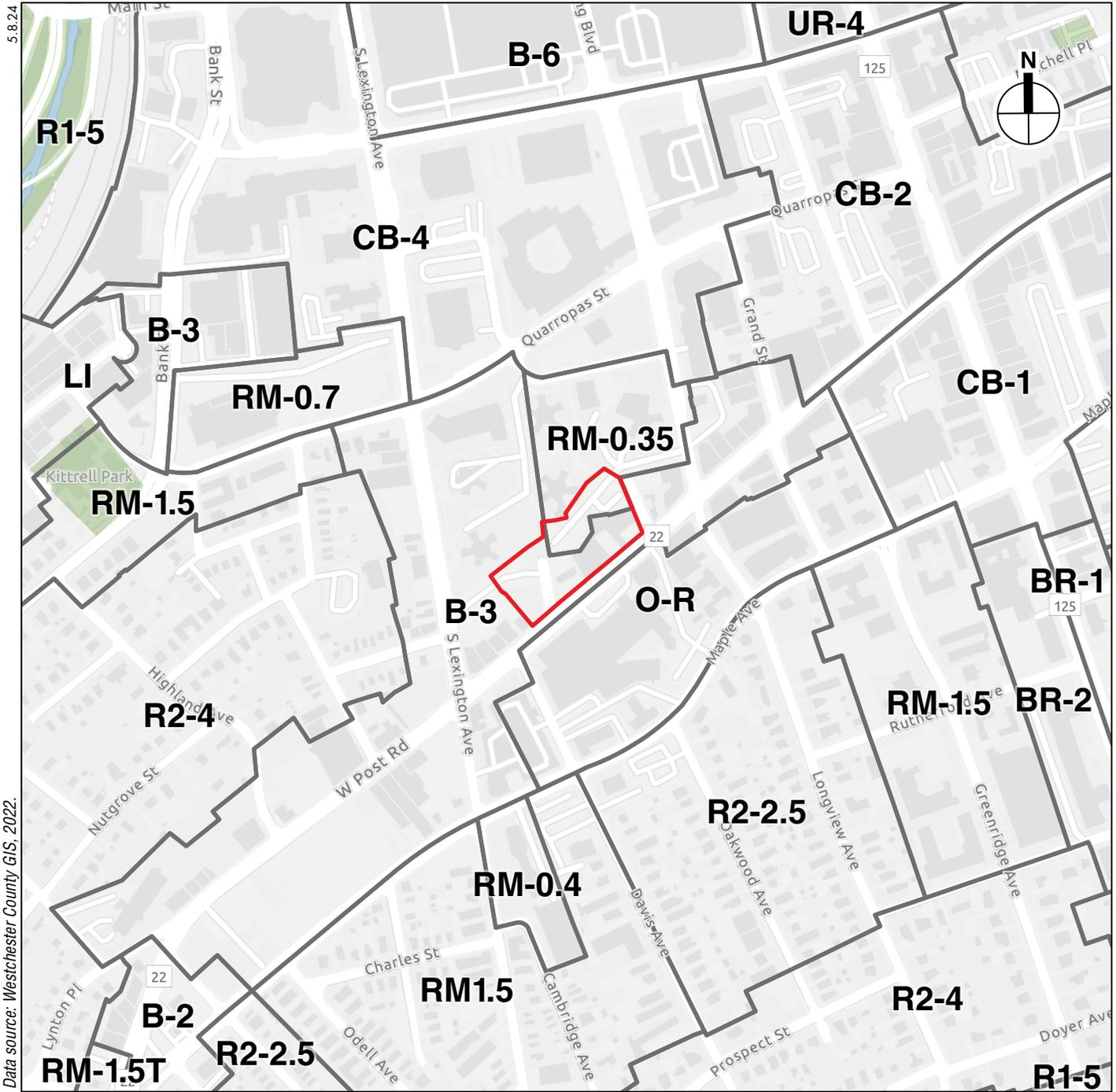
Data source: Westchester County GIS, March 2023. Year of data: 2022.

- Project Site
- Commercial
- Community Services
- Industrial
- Public Services
- Recreation & Entertainment
- Residential
- Vacant Land
- Wild, Forested, Conservation Lands & Public Parks



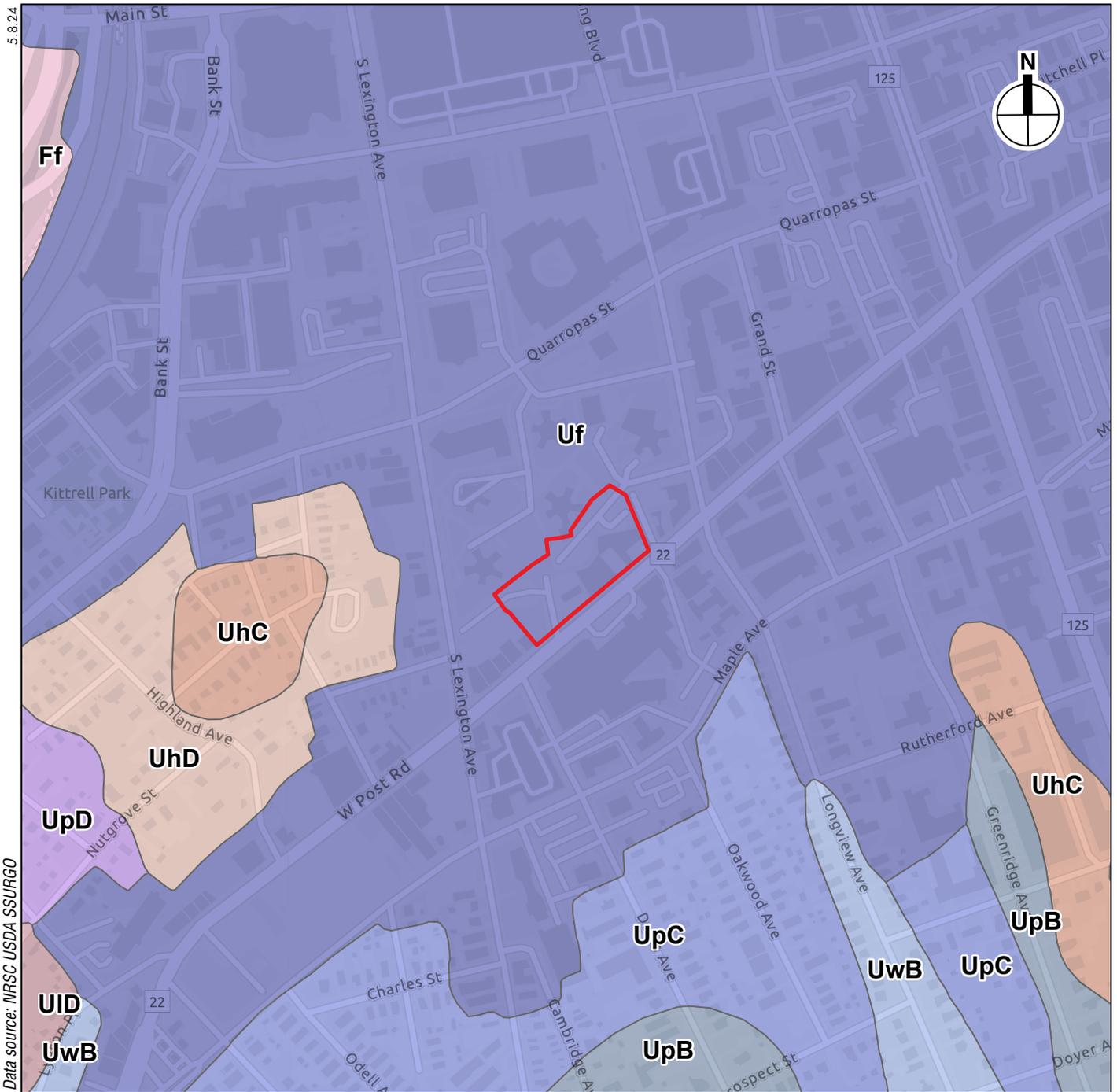
WHITE PLAINS GARAGE

Existing Land Use
Figure 2



Data source: Westchester County GIS, 2022.

- Project Site
- Zoning District Boundary

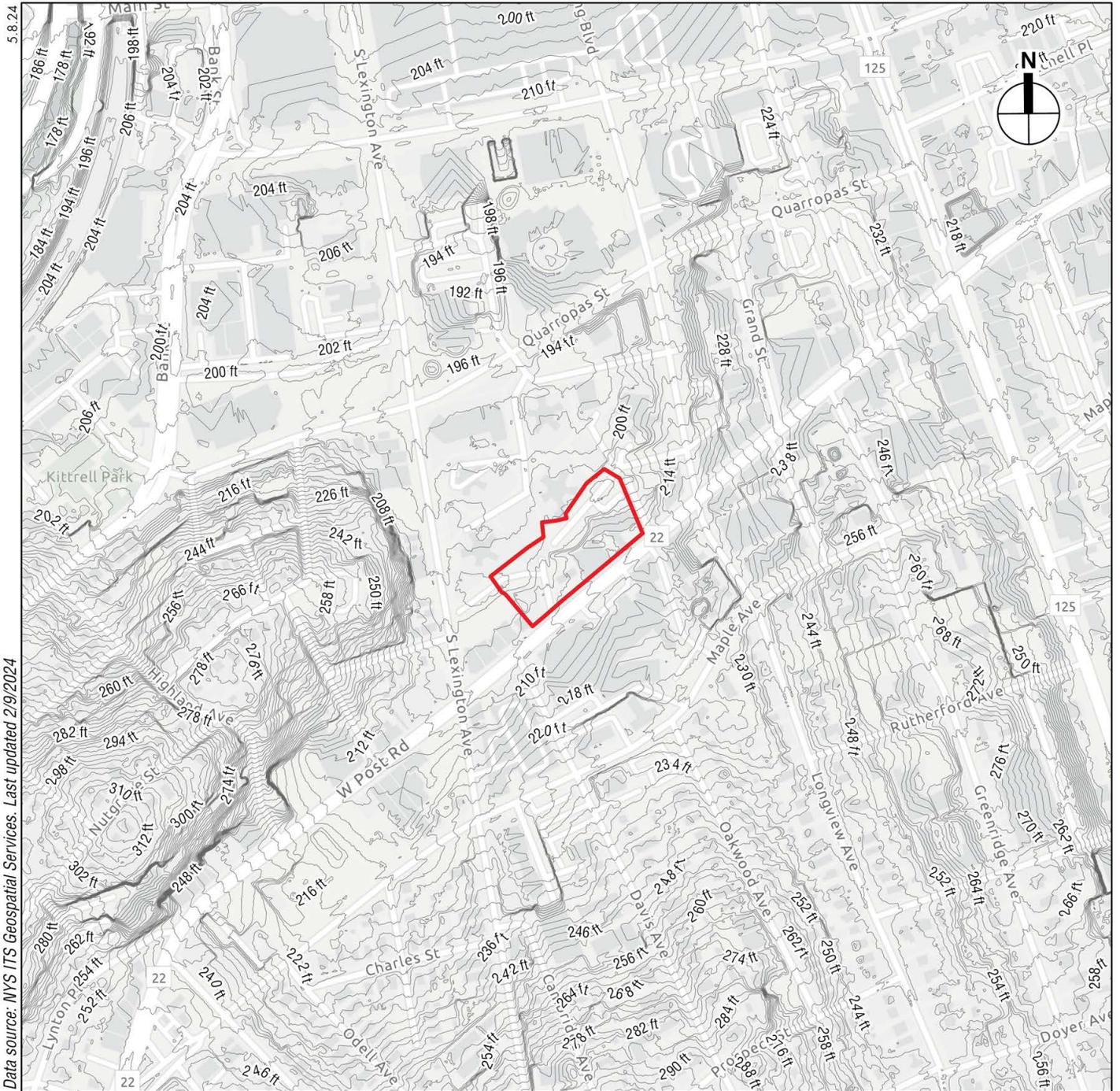


Data source: NRSC USDA SSURGO

 Project Site

Soil Symbol - Soil Unit Name

 ChD - Champlain loamy sand, 15 to 25 percent slopes	 UID - Urban land-Charlton-Chatfield complex, hilly, very rocky
 Ff - Fresh water marsh, 0 to 1 percent slopes	 UpB - Urban land-Plainfield complex, gently sloping
 Uf - Udorthents, clayey	 UpC - Urban land-Paxton complex, 8 to 15 percent slopes
 Uhc - Urban land-Charlton complex, 8 to 15 percent slopes	 UpD - Urban land-Paxton complex, 15 to 25 percent slopes
 Uhd - Urban land-Charlton complex, 15 to 25 percent slopes	 UwB - Urban land-Woodbridge complex, 3 to 8 percent slopes



Data source: NYS ITS Geospatial Services. Last updated 2/9/2024

- Project Site
- 2-Foot Contours

0 500 FEET

The Appendix to the Part 58 Environmental
Assessment can be found [here](https://drive.google.com/file/d/1v8Uvyx5iD8aq53uiHz9oljfc_hjg2kvy/view?usp=drive_link)

https://drive.google.com/file/d/1v8Uvyx5iD8aq53uiHz9oljfc_hjg2kvy/view?usp=drive_link