

**WHITE PLAINS URBAN RENEWAL AGENCY**

**RESOLUTION 01-2025**

RESOLUTION OF THE CITY OF WHITE PLAINS URBAN RENEWAL AGENCY DECLARING ITS INTENT TO SERVE AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW FOR THE PROPOSED DEVELOPMENT OF A PUBLIC PARKING GARAGE ON EAST POST ROAD, WHITE PLAINS, NEW YORK

WHEREAS, The City of White Plains Urban Renewal Agency (hereinafter the "Agency") has previously acquired several parcels of real property known as 26-28 East Post Road (Section 130.27, Block 2, Lot 5 on the Tax Assessment Map of the City of White Plains), 42-44 East Post Road (Section 130.27, Block 2, Lot 3 on the Tax Assessment Map of The City of White Plains) and 60 East Post Road (Section 130.27, Block 2 Lot 1 on the Tax Assessment Map of the City of White Plains) (together, the "Agency Parcels") for the potential future development of a new multi-level public parking garage up to 1,900 spaces 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 (the "Hospital") and the White Plains Housing Authority (the "Housing Authority"), which project includes the execution of a Memorandum of Understanding between The City of White Plains (the "City"), the Agency and the Hospital; the acquisition of parcels of real property in addition to the Agency Parcels from the Hospital and the Housing Authority; the establishment of a capital project fund and the authorization of financing for the project; environmental remediation of certain parcels; construction of the garage and a skybridge between the garage and the adjacent Hospital; and the lease of a portion of the garage to the Hospital with the execution of an associated Parking Operations and Management Agreement (the "Proposed Action"); and

WHEREAS, The Proposed Action may also include an application to the New York State Brownfields Tax Credit Program and engaging a private contractor to take a leasehold interest in the property from the City or Agency and finance construction of the garage in order to obtain such credits; and

WHEREAS, pursuant to the State Environmental Quality Review Act, Environmental Conservation Law § 8-0101 et seq. (the "SEQR Act") and its implementing regulations promulgated at Part 617 of Title 6 of the New York Codes Rules and Regulations (the "SEQR Regulations" and together with the SEQR Act, "SEQRA"), the acquisitions of the Agency Parcels were each treated as Unlisted Actions and were previously reviewed pursuant to SEQRA, all as stated in Resolutions 5-2019, 5-2021, 6-2021, 7-2024 and 8-2024 of the Agency; and

WHEREAS, the Agency has also sought to acquire a 1.26 acre parcel of underutilized property from the Housing Authority (the "Housing Authority Parcel"), which acquisition requires

the authorization of the U.S. Department of Housing and Urban Development (“HUD”) pursuant to Section 18 of the Housing Act of 1937; and

WHEREAS, in connection with seeking HUD approval for the acquisition of the Housing Authority Parcel, the Agency conducted an environmental review of both the acquisition of the Housing Authority and the Proposed Action pursuant to the National Environmental Policy Act, as amended (42 U.S.C. 4321, et seq.) and the regulations adopted pursuant thereto at 40 C.F.R. Part 1501.5 and 24 C.F.R. Part 58, (collectively referred to as “NEPA”) resulting in a finding that the acquisition of the Housing Authority Parcel, and the Proposed Action, will present no significant adverse cumulative impacts to the environment; and

WHEREAS, as a result of the completion of the review of the Proposed Action under NEPA, and since the Agency is now contemplating committing itself to the completion of the Proposed Action, the Agency is now prepared and required to proceed with the review of the Proposed Action pursuant to SEQRA; and

WHEREAS, pursuant to §617.15 of the SEQR Regulations, though the Agency has issued a Finding of No Significant Impact concerning the Proposed Action, and the Agency’s review of the Proposed Action for purposes of NEPA is informative for its review of the Proposed Action under SEQRA, the completion of NEPA review does not, by itself, satisfy the requirements of SEQRA; and

WHEREAS, a Part 1 of a Long Form Environmental Assessment (the “EAF”) for the Proposed Action has been submitted to this Board; and

WHEREAS, it has been recommended to this Board that this Board preliminarily classify the Proposed Action as a Type I Action pursuant to §617.4(b)(6) of the SEQR Regulations, since the Proposed Action would result in parking for at least five hundred (500) vehicles in a city having a population of 150,000 persons or less; and

WHEREAS, the Proposed Action involves approvals to be granted by a number of agencies, including, but not limited to, the City of White Plains, the White Plains Housing Authority, the County of Westchester, the New York State Department of Environmental Conservation and the New York State Department of Health; and

WHEREAS, pursuant to Section 617.6(2)(I) of the SEQR Regulations, for all Type I Actions involving more than one agency, coordinated review of the Proposed Action must be conducted and a Lead Agency must be established prior to a determination of significance; and

WHEREAS, this Board believes that it should serve as Lead Agency notwithstanding that it is presently undetermined whether the Agency or the City of White Plains will ultimately undertake the Proposed Action, since the Agency has already acquired a majority of the parcels needed for the Proposed Action, has been negotiating for the acquisition of the remaining parcels, and has already completed the environmental review of the Proposed Action pursuant to NEPA; and

WHEREAS, the Executive Director of the Agency has recommended that the Agency (a) make a preliminary finding that the Proposed Action is a Type I Action pursuant to §617.4(b)(6) of the SEQR regulations, (b) declare its intent to serve as Lead Agency for the environmental review of the Proposed Action and (c) authorize the Executive Director to distribute the appropriate notice and a copy of Part 1 of the EAF to the various involved agencies as required by the SEQR Regulations.

NOW, THEREFORE, BE IT,

RESOLVED, that the Agency makes a preliminary determination that the Proposed Action is a Type I Action pursuant to §617.4(b)(6) of the SEQR Regulations; and be it further

RESOLVED, that Agency declares its intent to serve as Lead Agency for the environmental review of the Proposed Action; and be it further

RESOLVED, that the Executive Director of the Agency is authorized to distribute the appropriate notice and a copy of Part 1 of the EAF to the various involved agencies as required by the SEQR Regulations; and be it further

RESOLVED, that this Resolution shall be effective 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 March 31, 2025, 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 March 31, 2025.

*Christopher N. Gomez* (KBK)

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

