

**WHITE PLAINS URBAN RENEWAL AGENCY**  
**255 Main Street, White Plains, New York 10601**  
**(914) 422-1300**

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6 NYCRR Part 617  
State Environmental Quality Review

**Supplemental Notice of Intent to Serve as Lead Agency**

**Date:** June 20, 2025

**To:** Involved and Interested Agencies

**From:** White Plains Urban Renewal Agency  
Municipal Building  
255 Main Street  
White Plains, New York 10601

**Proposed Action:** Development of Parking Garage  
East Post Road, White Plains, NY

**Lead Agency Coordination**

This supplemental notice is issued by the White Plains Urban Renewal Agency (the "Agency") pursuant to the implementing regulations pertaining to Article 8 of the Environmental Conservation Law ("SEQRA"), which regulations are promulgated at part 617 of Title 6 of the New York Codes, Rules and Regulations (the "SEQR Regulations").

On March 31, 2025, the Agency issued a Notice of Intent to serve as Lead Agency (the "March 31, 2025 Notice") concerning the development of a parking garage consisting of up to 1,900 spaces on 2.95 acres of underutilized property on East Post Road in the City of White Plains in the vicinity of White Plains Hospital. The Proposed Action is described in the March 31, 2025 Notice, a copy of which is attached to this notice. Since the time of the March 31, 2025 Notice, while the general scope of the project has not changed, certain details regarding the project have been amended, as well as the methods that may be used to complete the Proposed Action. Specifically, the garage is now planned to consist of approximately 1,950 spaces. Additionally, it is now contemplated that the properties needed for the construction of the garage will be transferred to White Plains Hospital (or an entity controlled by White Plains Hospital, and together, the "Hospital") for the Hospital to construct and manage the garage. The revised Proposed Action would no longer contemplate the execution of a Memorandum of Agreement, Lease and Parking Operations and Management Agreement between the Agency, The City of White Plains (the "City") and the Hospital, or funding by the City. The Hospital would acquire all properties, construct the garage and manage the garage for its purposes, in addition to providing parking to accommodate residents of the Brookfield Commons development to the north of the site of the proposed garage, being undertaken by the White Plains Housing Authority (altogether, the "Revised Proposed Action").

The Revised Proposed Action would involve the approval of the transfer of the Agency's properties to the Hospital as well as the designation of the Hospital (or an entity controlled by the Hospital) as an urban development "sponsor" by the Agency and the Common Council of the City. The Revised Proposed Action will also require variances from the White Plains Board of Appeals, special permit approvals from the Common Council of the City and site plan review by the Common Council of the City. Finally, the revised proposed Action would require the approval of the Housing Authority to transfer an approximately 1.06-acre property to the Hospital (either directly or after transfer to the Agency) needed for the revised Proposed Action. The construction of the garage may also involve the use of Brownfields Remediation Program tax credits, though any plan to do so would be solely in the purview of the Hospital.

A copy of a revised Environmental Assessment Form, Part I, dated June 20, 2025 pertaining to the Revised Proposed Action, is attached here.

The purpose of this Supplemental Notice is to keep all involved and interested agencies apprised of developments in the proposed project since the Agency has not yet declared itself as Lead Agency. As the required thirty (30) day period for Lead Agency coordination has already passed, the general scope of the proposed project has not changed, all involved and interested agencies included on this Supplemental Notice were already included on the March 31, 2025 Notice, and no objections to the Agency declaring itself Lead Agency have been received, no additional notice period is required.

**Contact Person:** Christopher N. Gomez, AICP, Executive Director, 70 Church St., White Plains, NY 10601, Phone: (914) 422-1300. Fax: 914-422-1301. E-mail: [cgomez@whiteplainsny.gov](mailto:cgomez@whiteplainsny.gov).

**Project Location:**

The project site is located on East Post Road, in the City of White Plains between S. Lexington Avenue and Longview Avenue. The site is 2.95 acres and is composed of the following properties:

- 26-28 East Post Road (Section 130.27, Block 2, Lot 5) (Owner – the Agency)
- 34 East Post Road (Section 130.27, Block 2, Lot 4) (Owner – 34 EPR, LLC (White Plains Hospital))
- 42-44 East Post Road (Section 130.27, Block 2, Lot 3) (Owner – the Agency)
- 60 East Post Road (Section 130.27, Block 2, Lot 2) (Owner – the Agency)
- No # Dr. Martin Luther King Jr. Boulevard (Section 125.83, Block 7, Lot 1) (Owner – White Plains Housing Authority)

The Proposed Action would also involve the use of a parcel of real property known as Brookfield Street (Section 130.27, Block 2, Lot 1) owned by The City of White Plains.

**SEQR Status:**

The Proposed Action represents Type I Action under Section 617.4(b)(6) of the SEQR Regulations, as the Proposed Action involves the development of more than 500 parking spaces in a city having a population of less than 150,000.

**Use and Zoning:**

The Proposed Action includes a change of use of the property from a commercial and public housing use to a parking garage.

These premises are situated within the RM-0.35 (Residential Multifamily-0.35) Zoning District and the B-3 (Business-3) Zoning District. "Parking Garages" are considered a permitted "accessory use" in the B-3 District but require a Special Permit from the White Plains Common Council in the RM-0.35 District. In this case, the garage would be an accessory use to the Hospital located across East Post Road, and would also serve as parking for the adjacent Brookfield Commons development. Special permits by the Common Council would also be needed for number of stores and building coverage.

**Requested Approvals:**

The development of the site involves the following separate approval actions by the Agency, City of White Plains Common Council, White Plains Housing Authority and the White Plains Board of Appeals:

- A. The Agency for designation of the Hospital as a project sponsor and the transfer of real property to the Hospital.
- B. Common Council for approval of the designation of the Hospital (or an entity controlled by the Hospital) as a project sponsor and for the transfer of real property to the Hospital
- C. The Common Council for site plan approval, as well as the approval of special permits for the operation of the garage, number of stories and building coverage.

- D. The White Plains Board of Appeals for variances pertaining to front yard setbacks, rear yard setbacks, height and number of stories.
- E. White Plains Housing Authority for approval to transfer the approximately 1.06-acre Housing Authority parcel needed for the revised Proposed Action

In addition, the project would involve approvals from the County of Westchester, New York State Department of Environmental Conservation and the New York State Department of Health, as well as several agencies within the City of White Plains. The project would also involve referral to various governmental agencies for comment, including the County of Westchester, the White Plains Planning Board, and the various departments and agencies of the City.

A copy of this Notice has been sent to the following Approval Agencies and Interested parties:

	SEQRA Agency Status	Approval Action	
<b><u>City of White Plains</u></b>			
Mayor Thomas M. Roach	Approval		<a href="mailto:troach@whiteplainsny.gov">troach@whiteplainsny.gov</a>
White Plains Common Council	Approval	Agreement execution, land acquisition, capital funding, site plan approval	<a href="mailto:commoncouncil@whiteplainsny.gov">commoncouncil@whiteplainsny.gov</a>
White Plains City Clerk	Referral		<a href="mailto:cityclerk@whiteplainsny.gov">cityclerk@whiteplainsny.gov</a>
Corporation Counsel John Callahan	Referral		<a href="mailto:jcallahan@whiteplainsny.gov">jcallahan@whiteplainsny.gov</a>
Planning Board John Ioris, Chairman	Referral		<a href="mailto:jloris@completegolfer.us">jloris@completegolfer.us</a>
Planning Department Christopher N. Gomez, AICP, Commissioner	Referral		<a href="mailto:cgomez@whiteplainsny.gov">cgomez@whiteplainsny.gov</a>
Building Department Damon Amadio, Commissioner	Approval	Building Permit	<a href="mailto:damadio@whiteplainsny.gov">damadio@whiteplainsny.gov</a>
Public Works Department Stefania A. Mignone, Commissioner	Approval	SWPPP, Utility & Street Permits, Construction Contracting	<a href="mailto:smignone@whiteplainsny.gov">smignone@whiteplainsny.gov</a>
Parking Department Kevin P. Livingston, Commissioner	Referral		<a href="mailto:klivingston@whiteplainsny.gov">klivingston@whiteplainsny.gov</a>
Department of Public Safety David Chong, Commissioner	Referral		<a href="mailto:dchong@whiteplainsny.gov">dchong@whiteplainsny.gov</a>
Traffic Commission	Referral		<a href="mailto:tsoyk@whiteplainsny.gov">tsoyk@whiteplainsny.gov</a>
Assessor's Office Lloyd Tasch	Approval	Potential Administrative Lot Line Adjustment	<a href="mailto:ltasch@whiteplainsny.gov">ltasch@whiteplainsny.gov</a>
Environmental Officer Rod Johnson	Referral		<a href="mailto:rjohnson@whiteplainsny.gov">rjohnson@whiteplainsny.gov</a>
White Plains Board of Appeals: Allison Walsh	Approval	Variances for proposed garage	<a href="mailto:awalsh@whiteplainsny.gov">awalsh@whiteplainsny.gov</a>
White Plains Housing Authority Denise Brooks-Jones	Approval	Approval of land disposition	<a href="mailto:info@wphany.com">info@wphany.com</a>
<b><u>Westchester County</u></b>			
Westchester County Department of Public Works 500 Michaelian Office Building 148 Martine Avenue White Plains, NY 10601 Attn: Michael Dispenza, Permit Agent	Approval	County Road Driveway and Drainage Permit approvals, potential approval of skybridge	<a href="mailto:mrd1@westchestercountyny.gov">mrd1@westchestercountyny.gov</a>
Westchester County Department of Health Bureau of Environmental Quality 25 Moore Avenue Mount Kisco, New York 10549  Attn: Chris Ericson, Deputy Commissioner Delroy Taylor, P.E. Assistant Commissioner C/O of Jennifer Hayes	Approval	Water supply and sanitary sewer systems	<a href="mailto:cqer@westchestercountyny.gov">cqer@westchestercountyny.gov</a> <a href="mailto:dat5@westchestercountyny.gov">dat5@westchestercountyny.gov</a>

	SEQRA Agency Status	Approval Action	
Westchester County Planning Board, 432 Michaelian Office Building Blanca Lopez, Planning Commissioner 148 Martine Avenue, White Plains, NY 10601	Referral		<a href="mailto:BLopez@westchestercountyny.gov">BLopez@westchestercountyny.gov</a> <a href="mailto:mvvv@westchestercountyny.gov">mvvv@westchestercountyny.gov</a>
Westchester County Department of Environmental Facilities 270 North Avenue, 6th Floor New Rochelle, NY 10801 Attn: Vincent F. Kopicki, P.E.	Referral		<a href="mailto:Vxk2@westchestercountyny.gov">Vxk2@westchestercountyny.gov</a>
<b><u>New York State</u></b>			
NYS Dept. of Environmental Conservation, Commissioner 50 Wolf Road Albany, NY 12233-4500	SEQR Referral		<a href="mailto:contact@dec.ny.gov">contact@dec.ny.gov</a>
NYS Dept. of Environmental Conservation, Regional Director 21 South Putt Corners Road New Paltz, NY 12561	SEQR Referral		<a href="mailto:dep.r3@dec.ny.gov">dep.r3@dec.ny.gov</a>
NYS Dept. of Environmental Conservation, 21 South Putt Corners Road New Paltz, NY 12561 Attn: Brian Weeks, Deborah Gorman	Approval	Approval of environmental remediation actions pursuant to Consent Order	<a href="mailto:Brian.Weeks@dec.ny.gov">Brian.Weeks@dec.ny.gov</a> <a href="mailto:Deborah.Gorman@dec.ny.gov">Deborah.Gorman@dec.ny.gov</a>
Office of the Attorney General Environmental Protection Bureau-Albany Attn: Brendan McGrath, Assistant Attorney General	Referral/Notice	Notice of environmental remediation actions pursuant to Consent Order	<a href="mailto:Brendan.mcgrath@ag.ny.gov">Brendan.mcgrath@ag.ny.gov</a>
Regional Permit Administrator Department of Environmental Conservation, Region 3 21 South Putt Corners Road New Paltz, New York 12561-1620	Approval	SPDES General Permit for Stormwater Discharges from Construction Activities (Permit No. GP-0-20-001)	<a href="mailto:dep.r3@dec.ny.gov">dep.r3@dec.ny.gov</a>
New York State Department of Health Corning Tower Empire State Plaza Albany, New York 12237	Potential Approval	Construction approval	<a href="mailto:dhfpdivoffice@health.ny.gov">dhfpdivoffice@health.ny.gov</a>

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: East Post Road Parking Garage		
Project Location (describe, and attach a general location map): East Post Road, White Plains, Westchester County, New York, 10601 (comprised of 6 tax parcels: 130.27-2-1 to 5; 125.83-7-1)		
Brief Description of Proposed Action (include purpose or need): The White Plains Urban Renewal Agency is considering the development of a parking garage consisting of approximately 1,950 spaces on 2.95 acres of underutilized property on East Post Road in the City of White Plains in the vicinity of White Plains Hospital. This facility aims to serve the residents of the adjacent Brookfield Commons facility, address existing parking shortages, and support redevelopment efforts by the White Plains Hospital and the White Plains Housing Authority. The new parking garage would have a footprint of approximately 82,000 square feet. The proposed action would involve the transfer of the Agency's properties to the Hospital (or an entity controlled by the Hospital) as well as the designation of the Hospital (or an entity controlled by the Hospital) as a "sponsor" by the Agency and the Common Council of the City. The Revised Proposed Action will also require variances from the White Plains Board of Appeals, special permit approvals from the Common Council of the City and site plan approval by the Common Council of the City. Finally, the revised proposed Action would require the approval of the Housing Authority to transfer an approximately 1.06-acre property to the Hospital (either directly or after transfer to the Agency) needed for the revised Proposed Action, as well as the environmental remediation of a portion of the property and the construction of the garage.		
Name of Applicant/Sponsor: White Plains Urban Renewal Agency	Telephone: (914) 422-1300	
	E-Mail: cgomez@whiteplainsny.gov	
Address: 70 Church Street		
City/PO: White Plains	State: New York	Zip Code: 10601
Project Contact (if not same as sponsor; give name and title/role): Christopher Gomez, AICP, Executive Director	Telephone: (914) 422-1300	
	E-Mail: cgomez@whiteplainsny.gov	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	White Plains Common Council (Site Plan, special permits, sponsor approval and property transfers)	June 2025
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Referral to White Plains Planning Board from Common Council for comment, if required	July 2025
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DPW (SWPPP, water/sewer connections; Planning (239-m referral); BZA variance approval	August 2025
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Common Council referrals to CofWP departments and agencies; Assessor lot line approval	September 2025
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Dep't Planning (239-m review); Dep't Health (water/sewer connection)	November 2025
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC (SPDES, Consent Order); inclusion into the Brownfield Cleanup Program	November 2025
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	U.S. Department of Housing and Urban Renewal (land disposition)	Completed
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• <b>If Yes</b>, complete sections C, F and G.</li> <li>• <b>If No</b>, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Remediation Sites: C360246	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
 B-3 (Intermediate Business); RM-0.35 (Residential Multi-Family)

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? White Plains City School District

b. What police or other public protection forces serve the project site?  
White Plains Police Department, Department of Public Safety

c. Which fire protection and emergency medical services serve the project site?  
White Plains Fire Department, Department of Public Safety

d. What parks serve the project site?  
Kittrell Park; Druss Park; Tibbits Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Parking Garage

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 2.95 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 2.95 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 2.95 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ 18 months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 1  
 ii. Dimensions (in feet) of largest proposed structure: +/- 95 height; +/-185 width; and +/-435 length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 0 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? Excavation required for new foundations.  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): Project would have a net cut of soil. The amount to be  
 • Over what duration of time? excavated and duration is dependent on the remediation required.  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
General fill material in an urban setting. Materials generally will not be reused, but will be properly disposed off-site or crushed and reused as rock.  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ +/- 2.95 acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ TBD acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ 12 feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
A Construction management plan is required and includes erosion control and runoff measures, the preservation of top soil, where possible during construction, and other site controls during and after construction.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
  
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 1,000-3,000 gallons/day

Yes  No

ii. Will the proposed action obtain water from an existing public water supply?

If Yes:

- Name of district or service area: City of White Plains
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?

Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
  
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 1.88 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 2.95 acres (parcel size)  
 ii. Describe types of new point sources. No new point sources will be created. Stormwater runoff will be captured on-site using drains and roof leaders directly into the municipal storm sewer system located in adjacent streets.  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
After meeting required water quality treatment standards, on-site water will discharge directly to the municipal storm sewer system located in adjacent streets.  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
N/A  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
Passenger vehicles.  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
Heavy equipment.  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

---

iii. Parking spaces: Existing \_\_\_\_\_ +/-30 Proposed \_\_\_\_\_ 1950 Net increase/decrease \_\_\_\_\_ +1950

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Access to the site would be reconfigured.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Existing buildings on Project Site, to be demolished, have electricity.  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 approx. 310 - 1,280 MWh/year (incl. EV chargers)

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	_____ N/A - not in operation	• Monday - Friday:	_____ 24 Hours
• Saturday:	_____ N/A - not in operation	• Saturday:	_____ 24 Hours
• Sunday:	_____ N/A - not in operation	• Sunday:	_____ 24 Hours
• Holidays:	_____ N/A - not in operation	• Holidays:	_____ 24 Hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
Construction vehicles and equipment will produce noise only on a temporary basis during construction.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: Project site currently has little to no noise barriers or screens.

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Lighting will be located within facility, and will be LED. Light features will be placed accordingly to reduce lighting impacts to adjacent property.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: Project site currently has little to no natural barriers/screens.

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: approx. 4.6 tons per \_\_\_\_\_ day (unit of time)
- Operation : 0 tons per \_\_\_\_\_ Year (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Demolition debris will be properly separated by material type in order to salvage those that are recyclable to the extent possible. Materials to be hauled away by City of White Plains to appropriate facility.
- Operation: Materials to be separated and hauled away by City of White Plains to appropriate facility.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Demolition debris will be properly separated by material type in order to salvage those that are recyclable to the extent possible. Materials to be hauled away by City of White Plains to appropriate facility.
- Operation: Materials to be separated and hauled away by City of White Plains to appropriate facility

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_
- ii. Anticipated rate of disposal/processing:
  - \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
  - \_\_\_\_\_ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_
- ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_
- iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)
- Forest  Agriculture  Aquatic  Other (specify): Institutional

ii. If mix of uses, generally describe:

Mix of residential (single-family and multi-family), commercial (street-level retail), and institutional (hospital) uses. \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	+/-2.75	+/-2.75	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>landscaping, urban lawn, tree pits</u>	+/-0.2	+/-0.2	0

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
White Plains Hospital, WP Fire Department, WP Police Department, WP Public Library, Open Arms Shelter and Social Services, The Kensington Nursing Home, Coachman Family Center Shelter, US District Courthouse, County Courthouse, City Courthouse, other government offices.

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): C360246  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No If yes, provide DEC ID number(s): C360129, C360129A, C360073, C360246, 360095, C3...  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): Subject to DEC Consent Order Case: Spills.16-08934.11.2018 & Federal Court Stip. 7:17-CV-6250(SDNY)  
C260246 (in BCP); C360129 (in BCP); C360129A (in BCP); C360073 (received Cert. of Compl. 12/19/06); C360246 (in BCP); C360095 (closed); C360131 (BCP completed 11/2016); Garage would have lower level below street grade, existing soil would be removed down to bedrock within garage building footprint such that subsurface contaminated material would be removed and disposed of in accordance with NYSDEC regulations.

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >8.0 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: UF: Urban Land \_\_\_\_\_ 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >8.0 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ n/a % of site  
 Moderately Well Drained: \_\_\_\_\_ n/a % of site UF soil drainage not assigned by NRCS  
 Poorly Drained \_\_\_\_\_ n/a % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

---

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site:		
American Crow _____ European Starling _____ Norway Rat _____	Gray Squirrel _____ House Sparrow _____ Urban tolerant wildlife _____	Rock Pigeon _____ Raccoon _____
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____ _____		
ii. Source(s) of description or evaluation: _____		
iii. Extent of community/habitat:		
<ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
If Yes:		
i. Species and listing (endangered or threatened): _____ Peregrine Falcon _____ _____		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
i. Species and listing: _____ _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If yes, give a brief description of how the proposed action may affect that use: _____ _____		
<b>E.3. Designated Public Resources On or Near Project Site</b>		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
i. If Yes: acreage(s) on project site? _____		
ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
If Yes:		
i. CEA name: _____		
ii. Basis for designation: _____		
iii. Designating agency and date: _____		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <u>Bronx River Parkway Reservation</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Greenway</u>	
iii. Distance between project and resource: _____ <u>&lt;0.5</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

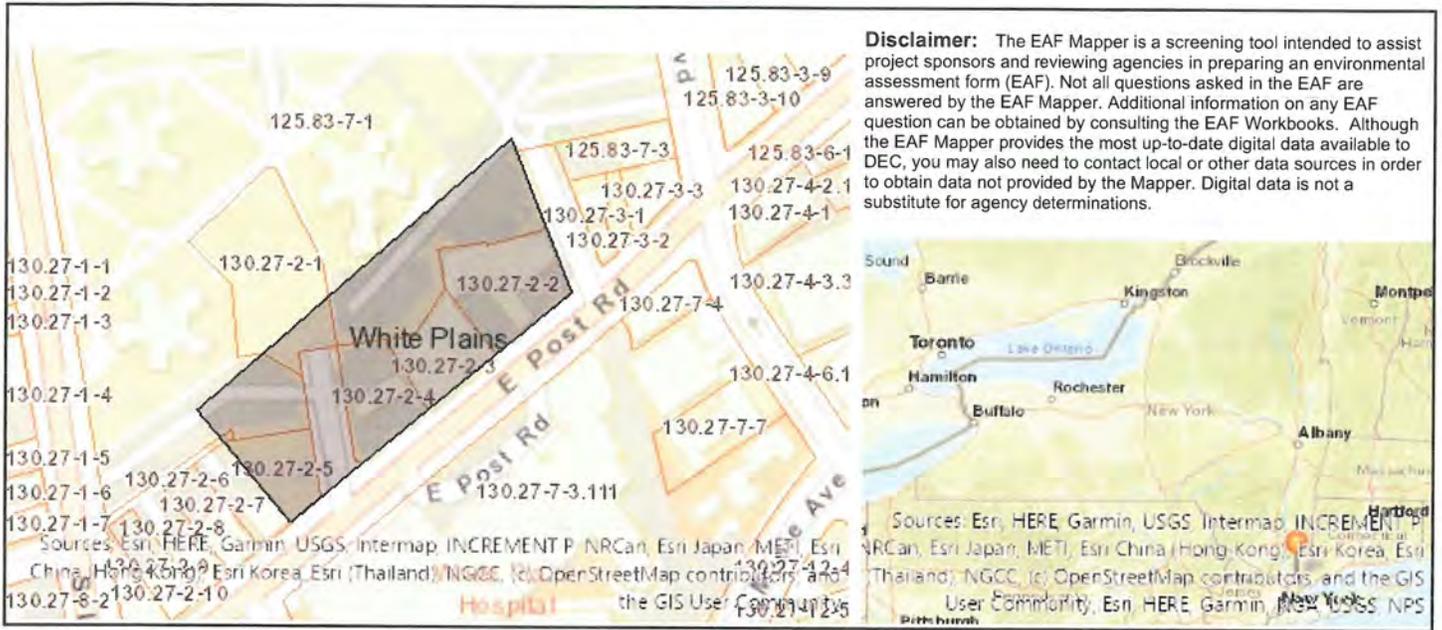
**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name White Plains Urban Renewal Agency      Date June 20, 2025

Signature       Title Christopher N. Gomez, AICP, Executive Director

**PRINT FORM**



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:C360246
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	C360246
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C360129, C360129A, C360073, C360246, 360095, C360131, C360206
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Peregrine Falcon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]

Project :	East Post Road Parking Garage
Date :	July 9, 2025

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b>			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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**4. Impact on groundwater**  
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
*If "Yes", answer questions a - h. If "No", move on to Section 5.*

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**5. Impact on Flooding**  
 The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)  
*If "Yes", answer questions a - g. If "No", move on to Section 6.*

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a.	Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>	
b.	The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>	
c.	The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
d.	The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
e.	The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>	
f.	There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>	
g.	Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a.	The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>	
b.	The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>	
c.	The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>	

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**  
 The proposed action may result in a change to existing transportation systems.  NO  YES  
 (See Part 1. D.2.j)  
*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>Parking garage would fulfill an existing need for parking near the White Plains Hospital and Brookfield Commons.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**  
 The proposed action may cause an increase in the use of any form of energy.  NO  YES  
 (See Part 1. D.2.k)  
*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**15. Impact on Noise, Odor, and Light**  
 The proposed action may result in an increase in noise, odors, or outdoor lighting.  NO  YES  
 (See Part 1. D.2.m., n., and o.)  
*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**16. Impact on Human Health**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

*If "Yes", answer questions a - m. If "No", go to Section 17.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.  
(See Part 1. C.1, C.2. and C.3.)

NO

YES

*If "Yes", answer questions a - h. If "No", go to Section 18.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.  
(See Part 1. C.2, C.3, D.2, E.3)

NO

YES

*If "Yes", answer questions a - g. If "No", proceed to Part 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

***Full Environmental Assessment Form***  
***Part 3 - Evaluation of the Magnitude and Importance of Project Impacts***  
***and***  
***Determination of Significance***

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached EAF Part 3.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:  Type 1  Unlisted

Identify portions of EAF completed for this Project:  Part 1  Part 2  Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
The White Plains Urban Renewal Agency \_\_\_\_\_ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: East Post Road Public Parking Garage

Name of Lead Agency: White Plains Urban Renewal Agency

Name of Responsible Officer in Lead Agency: Christopher Gomez, AICP

Title of Responsible Officer: Executive Director

Signature of Responsible Officer in Lead Agency:

Date: July 16, 2025

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Christopher Gomez, AICP, Executive Director

Address: 70 Church Street, White Plains, NY 10601

Telephone Number: (914) 422-1300

E-mail: [cgomez@whiteplainsny.gov](mailto:cgomez@whiteplainsny.gov)

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**PRINT FULL FORM**

## A. PROJECT DESCRIPTION

The White Plains Urban Renewal Agency (“WPURA”) proposes to acquire underutilized property within the Project Site and construct an approximately 1,950 space parking garage to alleviate existing 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 approximately 2.95 acres of 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 has sought 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 1.06-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 increase the overall amount of parking spaces available to residents of Brookfield Commons and the Winbrook Housing Projects.

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 WPURA acquiring the 1.06-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 WPURA, as well as the City of White Plains Common Council issuing site plan approval for the construction of the Parking Garage. Approvals would also be required from the White Plains Board of Appeals, the Agency, the County of Westchester and the State of New York. Approval to transfer the Disposition Parcel has been obtained from HUD, though an amendment may be necessary to allow the transfer of the Disposition Parcel directly to White Plains Hospital.

**B. PROJECT LOCATION AND SITE DEFINITION**

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
<b>Notes:</b> * The Proposed Project involves approximately 1.06-acres of WPHA land that is currently used as surface parking (the "Disposition Parcel").				

**C. PURPOSE AND NEED**

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.

**D. REQUIRED APPROVALS**

**Table 2** identifies the Involved Agencies and the approvals/reviews required for the Proposed Project.

**Table 2**  
**Approvals Required**

Involved Agencies	Approval/Review
City of White Plains Common Council	Site Plan and Special Permit Approval
City of White Plains Planning Board	Comment on Site Plan and Special Permit upon referral by Common Council (if required)
White Plains Urban Renewal Agency	Disposition of Agency-owned parcels to White Plains Hospital or an affiliated entity, as well as designating such entity as a Qualified and Eligible Sponsor for purposes of the General Municipal Law
White Plains Board of Appeals	Approval of area variances and special permits
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

## E. ANALYSIS

### LAND USE, ZONING, AND PUBLIC POLICY

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.

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.

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). “Parking Garages” are considered a permitted “accessory use” in the B-3 District but require a Special Permit from the White Plains Common Council in the RM-0.35 District. In this case, the garage would be an accessory use to the Hospital located across East Post Road, and would also serve as parking for the adjacent Brookfield Commons development. Special permits by the Common Council would also be needed for number of stories and building coverage.

The Proposed Project would also require variances from the Board of Appeals for front yard setbacks, rear yard setbacks, height and number of stories. The Proposed Project, which would add approximately 1,950 parking spaces to accommodate the expansion of White Plains Hospital and the development of Brookfield

commons, as well as alleviate parking availability in the area by potentially moving hospital-used spaces in public garages to this garage, is consistent with the objective of the 2024 One White Plains Comprehensive Plan to “facilitate the growth and long-term success of the White Plains Hospital”, as well as the “high priority” need to increase and improve affordable housing and public housing options in the City. Additionally, the 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”. Thus, the Proposed Project is also consistent with the 2006 Comprehensive Plan.

In addition, the Proposed Project is consistent with the objectives of the Post Road/South Lexington Avenue Urban Renewal Plan WPUR-12, namely to (1) remove, replace or rehabilitate the deteriorated or deteriorating public infrastructure and the deteriorated or blighting conditions on privately owned properties; (2) remove the blighting influences in the Project Area which are negatively impacting the surrounding residential and commercial area, most particularly on the Winbrook Public Housing Campus, known as “Brookfield Commons” and the White Plains Hospital Medical Center which directly abut the proposed Project Area and which have both invested substantial capital in facilities and site improvements, and on the adjacent Fisher Hill neighborhood.

Overall, no impacts related to conformance with adopted plans, zoning, and surrounding development would occur.

#### **GEOLOGY, SOILS, AND TOPOGRAPHY**

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” (see **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.

The Project Site’s topography is generally flat and contains no steep slopes (greater than 15 percent) (see **Figure 5**).

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.

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.

#### **NATURAL RESOURCES**

The Project Site and surrounding area is substantially developed. The habitat on the Project Site is typical of an urban area—primarily consisting of buildings and paved areas. Due to its urban location, the Project Site can be expected to be used by urban-tolerant wildlife, including such species as grey squirrel, rock dove, European starling, house sparrow, American crow, and others. Habitat for these species would remain following the construction of the Proposed Project.

There are no state or Federal wetlands or 100-year floodplains mapped on or near the Project Site. Additionally, 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.

#### *THREATENED AND ENDANGERED SPECIES*

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.

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.

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.

Therefore, no impacts to Endangered Species are anticipated.

#### **CULTURAL RESOURCES**

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 A**).

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.

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.

#### **TRAFFIC AND TRANSPORTATION**

A traffic impact study (TIS) was prepared to assess the potential impacts of the Proposed Project (see **Appendix B**) 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

## **East Post Road Public Parking Garage**

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Proposed Project will generally provide a net positive effect and will not result in a significant adverse impact on area roadways.

### **INFRASTRUCTURE AND UTILITIES**

As a parking garage, the Proposed Project would not generate significant demand for water, sewer, or other utilities. Therefore, no significant adverse impact on infrastructure or utilities would occur.

### **AIR QUALITY**

The Proposed Project is located in Westchester County, designated as Moderate – Non attainment for 8-hr Ozone (2015 List). 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.

However, these activities would comply with all applicable federal, state, and local laws and regulations regarding construction emissions.

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). No impacts to air quality would occur.

### **NOISE**

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.

### **HAZARDOUS MATERIALS**

The Project Site has been investigated for the potential to contain hazardous materials. A Phase I Environmental Site Assessment (Phase I 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). 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. 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 Subsurface (Phase II) Investigation would be conducted prior to redevelopment of the Project Site to identify and characterize potential subsurface contamination.

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). In addition, the remediation of the Hospital Parcel at 34 East Post Road is contemplated to be completed as part of this project. The remedial investigation included soil boring installations, soil sampling, permanent

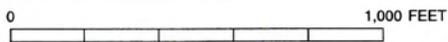
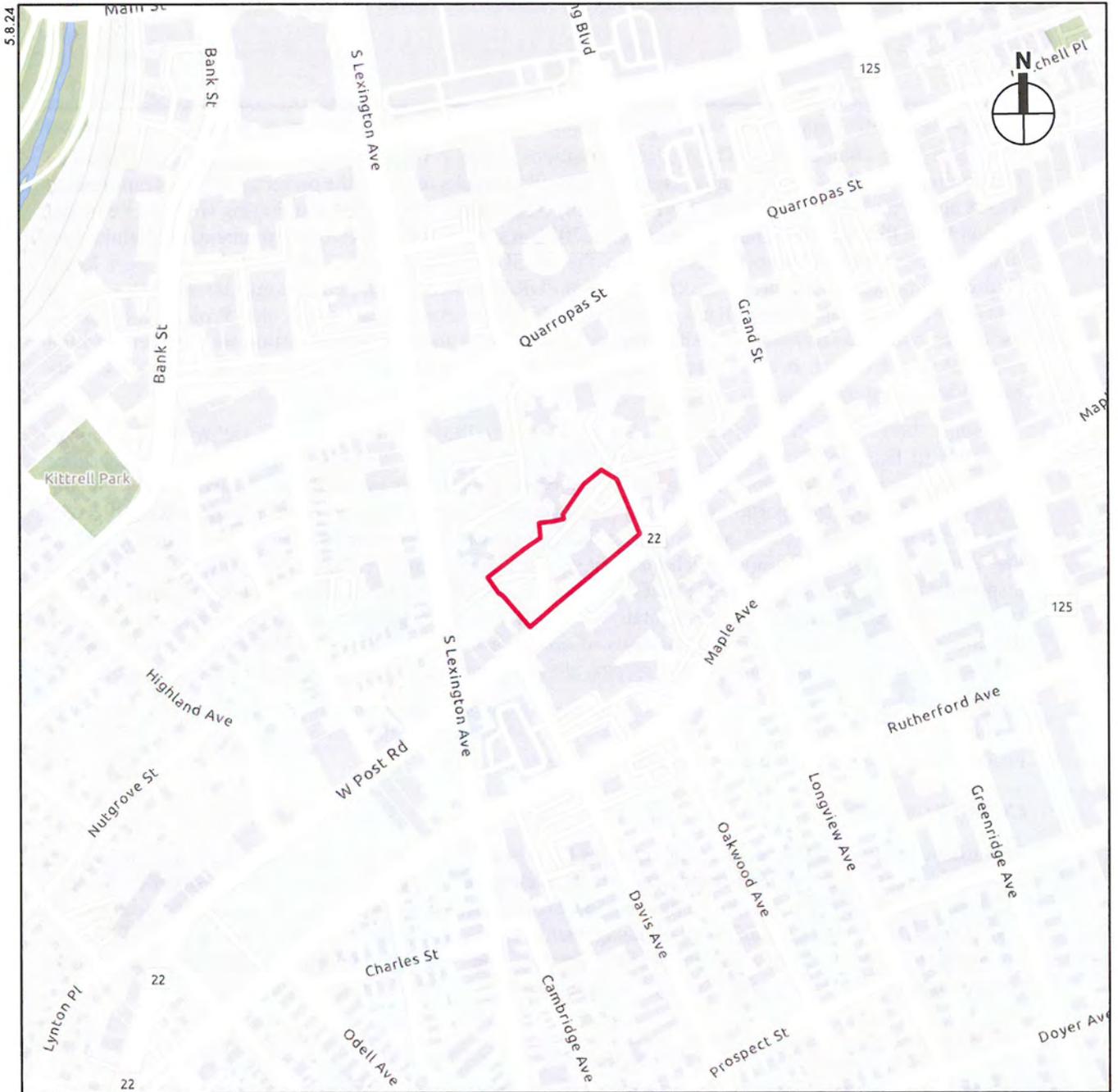
monitoring well installations, and groundwater sampling. A review of soil sampling revealed volatile organic compounds (VOCs) at concentrations above NYSDEC Soil Cleanup Levels for Gasoline Contaminated Soils. A review of groundwater sampling results revealed the presence of petroleum-related VOCs above 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. In addition, in connection with the remediation of the Hospital Parcel, it is anticipated that the appropriate entity would apply to the New York State Brownfield Cleanup Program.

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 contaminated material would be removed and disposed of in accordance with NYSDEC regulations and standards. Finally, it is contemplated that the Hospital, or an entity related to the Hospital, will complete a comprehensive environmental examination of the entirety of the project area for purposes of applying to NYSDEC for inclusion in the Brownfields Remediation Program and obtaining tax credits, allowing the site to be remediated to a greater degree.

With the implementation of these measures, no significant adverse impacts related to hazardous materials would be expected to occur as a result of the Proposed Project. Following construction of the Proposed Project, there would be no further potential for adverse impacts.

## **CONSTRUCTION**

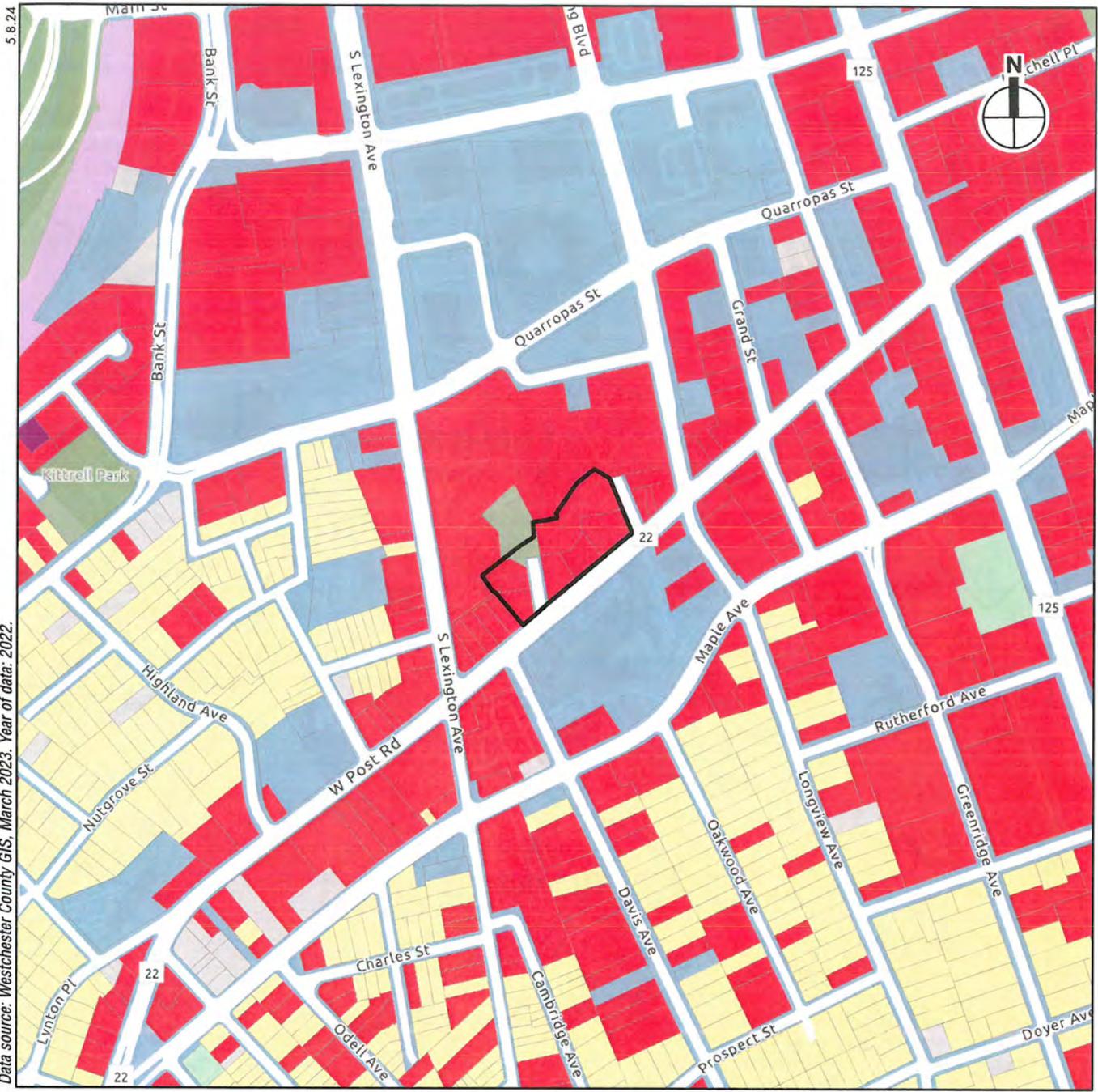
Construction-related activities resulting from the Proposed Project are not expected to have any significant adverse impacts on traffic and transportation, air quality, or noise conditions. The construction process requires the preparation and implementation of a Construction Management Plan, which would be prepared to City specifications. The Construction Management Plan is subject to the approval of the Commissioners of Building, Public Safety, Public Works, Traffic, and Planning and the Environmental Officer. Construction on-site would occur during the times allowed under the City Ordinance.



 Project Site



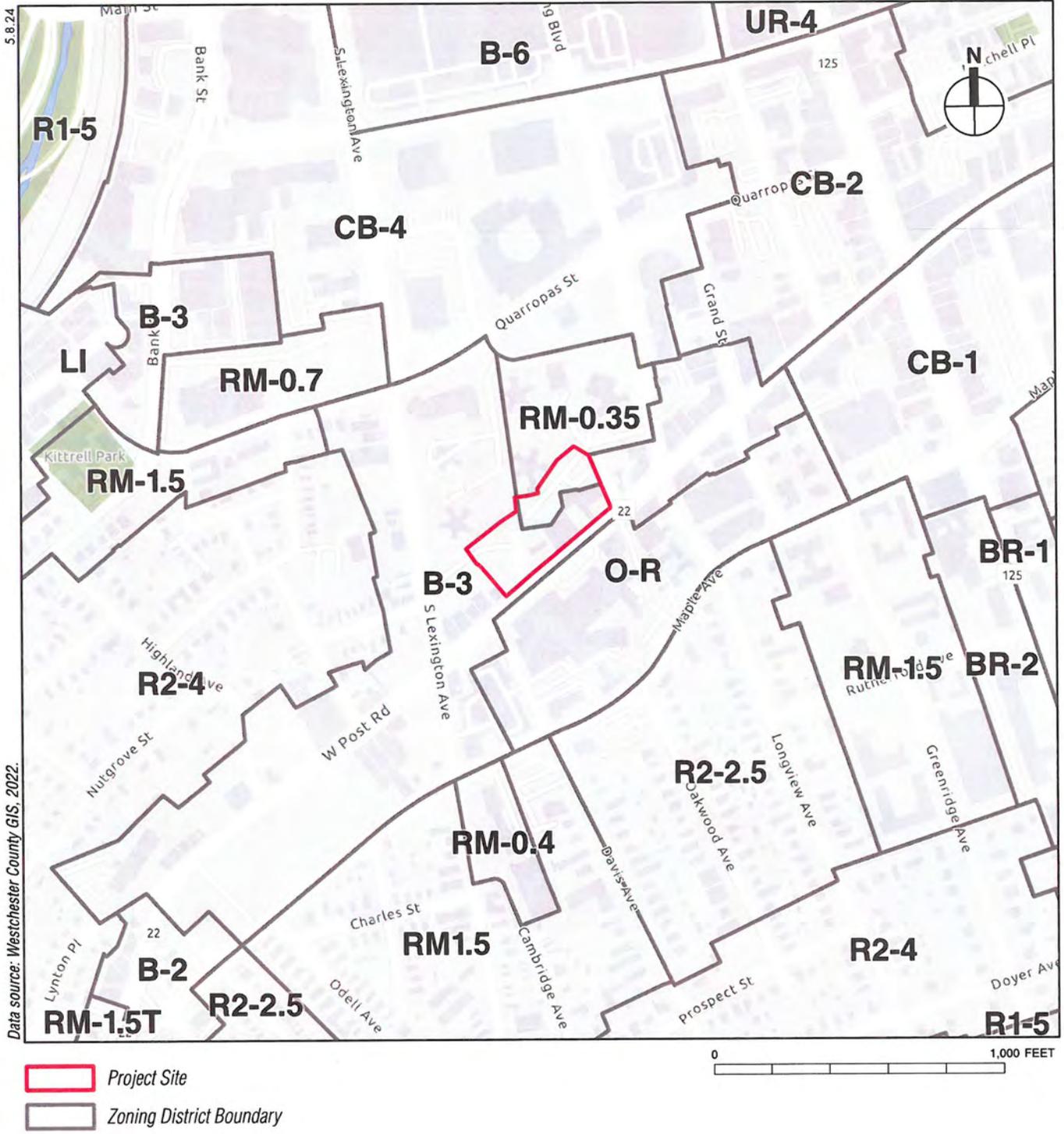
Project Location



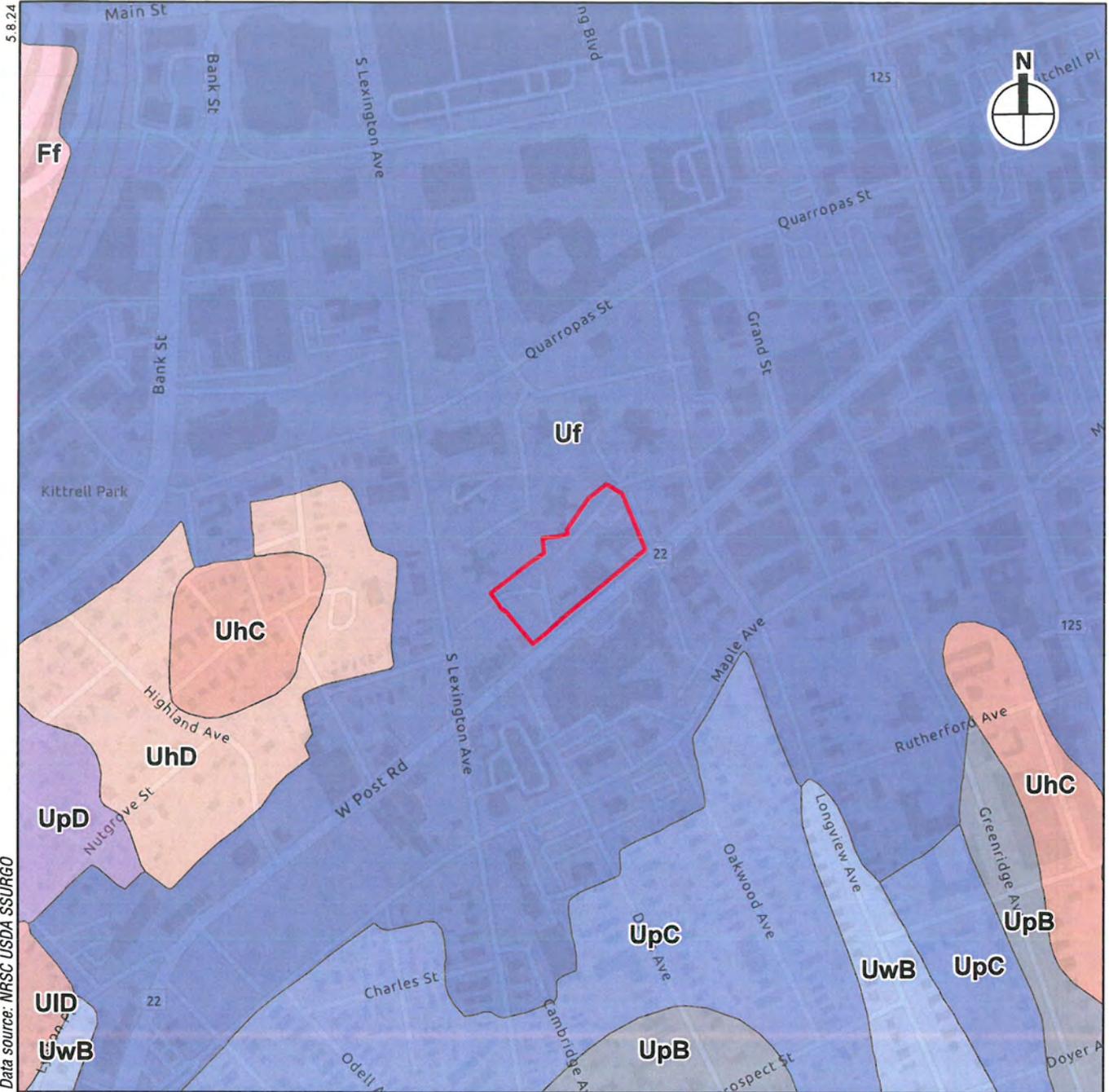
Data source: Westchester County GIS, March 2023. Year of data: 2022.

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

Existing Land Use  
Figure 2



Data source: Westchester County GIS, 2022.



Data source: NRSC USDA SSURGO

 Project Site

0 500 FEET

**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

5.8.24

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



- Project Site
- 2-Foot Contours

**WHITE PLAINS GARAGE**

Topography  
Figure 5

Appendix A and B to the EAF Part 3 can be accessed  
by clicking this link:

[https://drive.google.com/file/  
d/15eAhEmqVjc9p5lX-ChPOnl8sL\\_5XMzmJ/view?  
usp=sharing](https://drive.google.com/file/d/15eAhEmqVjc9p5lX-ChPOnl8sL_5XMzmJ/view?usp=sharing)