

WHITE PLAINS URBAN RENEWAL AGENCY

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TO THE HONORABLE MEMBERS OF THE WHITE PLAINS URBAN RENEWAL AGENCY

At its meeting of March 31, 2025, the Agency initiated a State Environmental Quality Review Act (“SEQRA”) process for the proposed development of a parking garage on the north side of East Post Road in the vicinity of Brookfield and Winchester Streets. As previously presented, this facility would be constructed to support the current and future redevelopment efforts by both White Plains Hospital (the “Hospital”) and the White Plains Housing Authority (the “Housing Authority”) consistent with the agency’s Post Road-South Lexington Avenue Urban Renewal Plan (WPUR-12), East Post Road Urban Renewal Project (WPUR-9), and the City’s recently adopted One White Plains Comprehensive Plan (the “Proposed Action”). The SEQRA process for the Proposed Action was initiated by the Agency declaring its intent to designate itself as Lead Agency for this Type I action and distributing a Notice of Intent to Serve as Lead Agency to interested and involved agencies.

Since that time, though the general scope of the project (construction of a parking garage) has remained unchanged, certain project details have been amended, necessitating a “Revised Proposed Action”, as follows:

1. The garage is now planned to consist of approximately 1,950 spaces;
2. It is now contemplated that the properties needed for the construction of the garage will be transferred to the Hospital (or an entity controlled by the Hospital) for the Hospital to construct and manage the garage; therefore, the Revised Proposed Action would no longer require the execution of a Memorandum of Agreement, Lease and Parking Operations and Management Agreement between the Agency, the City and the Hospital, or funding by the City;
3. The Hospital (or its affiliated entity) 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 adjacent to the site of the proposed garage, being undertaken by the Housing Authority.
4. The Revised Proposed Action would involve the approval of the transfer of the Agency’s properties to the Hospital (or its affiliated entity) as well as the designation of the Hospital (or its affiliated entity) as an urban development “sponsor” by the Agency and the Common Council of the City.
5. The Revised Proposed Action would 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;
6. The Revised Proposed Action would require the approval of the Housing Authority to transfer an approximately 1.06-acre property to the Hospital (or its affiliated entity, either directly or after transfer to the Agency). 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, or its affiliated entity;

Based on the Revised Proposed Action, the Agency distributed a Supplemental Notice of Intent to Serve as Lead Agency to interested and involved agencies, along with a revised Environmental Assessment Form, Part 1.

At this time, it is recommended that the Agency declare itself Lead Agency for the environmental review of the Revised Proposed Action, and make a final determination that the Revised Proposed Action is a Type I action for purposes of SEQRA. Additionally, staff of the Agency has prepared Part 2 of the Environmental Assessment Form for the Agency's review. Based on this assessment, it is recommended that the Agency find that the Revised Proposed Action does not involve a significant adverse impact on the environment and issue a negative declaration. To this end, staff of the Agency have prepared Part 3 of the Environmental Assessment Form for your approval.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Chris N. Gomez", written in a cursive style.

Christopher N. Gomez, AICP
Executive Director
White Plains Urban Renewal Agency

Dated: July 10, 2025