

**RESOLUTION**  
*(SEQRA)*

A meeting of the City of White Plains Urban Renewal Agency was convened on December 5, 2019 at 9:30 a.m.

The following resolution was duly offered and seconded, to wit:

**RESOLUTION 05-2019**

RESOLUTION OF THE CITY OF WHITE PLAINS URBAN RENEWAL  
AGENCY MAKING A DETERMINATION PURSUANT TO THE NEW YORK  
STATE ENVIRONMENTAL QUALITY REVIEW ACT WITH RESPECT TO  
THE PROJECT (AS DEFINED BELOW)

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

WHEREAS, the Agency desires to exercise its power of eminent domain, if necessary, for the "acquisition" of all or portions of certain "real property" (as such quoted terms are defined in the New York Eminent Domain Procedure Law, herein the "EDPL") located in the City of White Plains, Westchester County, State of New York (the "City") and comprising approximately 4.18 +/- acres of real property, and consisting of thirteen (13) tax parcels identifiable by the following street addresses and tax identification numbers: (1) 223-225 Dr. Martin Luther King Jr. Boulevard (being the approximate 1.52-acre southern portion identifiable by section, block and lot number ("SBL") 125.83-7-1), (2) 1-3 East Post Road (being approximately 0.12-acres identifiable by SBL 130.27-10-1), (3) 2-4 East Post Road (being approximately 0.12-acres identifiable by SBL 130.27-2-10), (4) 60 East Post Road (being approximately 0.37-acres identifiable by SBL 130.27-2-2), (5) 42 East Post Road (being approximately 0.24-acres identifiable by SBL 130.27-2-3), (6) 34 East Post Road (being approximately 0.26-acres identifiable by SBL 130.27-2-4), (7) 26-28 East Post Road (being approximately 0.20-acres identifiable by SBL 130.27-2-5), (8) 22-24 East Post Road (being approximately 0.16-acres identifiable by SBL 130.27-2-6), (9) 18-20 East Post Road (being approximately 0.15-acres identifiable by SBL 130.27-2-7), (10) 14-16 East Post Road (being approximately 0.20-acres identifiable by SBL 130.27-2-8), (11) 12 East Post Road (being approximately 0.15-acres identifiable by SBL 130.27-2-9), (12) 184-188 South Lexington Avenue (being approximately 0.17-acres identifiable by SBL 130.27-8-2) and (13) 190-192 South Lexington Avenue (being approximately 0.52-acres identifiable by SBL 130.27-8-3) (collectively, the "Parcels"), all in connection with a certain future potential project(s)

(collectively, the "Project") consisting of facilitating and promoting the productive use of the Parcels, which are currently underutilized, through municipal and/or commercial economic development projects (and/or such other projects as may be authorized under the Act and/or other applicable law) in connection with the public purposes of advancing the general prosperity and economic and social welfare of the residents of the City by returning the underutilized Parcels to productive use thereby advancing the purpose of the Agency under the Act by, among other things, combating economic stagnation through stimulating, promoting and/or supporting new and/or existing economic revitalization and redevelopment efforts, advancing employment opportunities and/or as appropriate, may include, but not limited to, complimenting any public purpose contemplated by and consistent with the goals, strategies and objectives of the City's Comprehensive Plan, adopted September 8, 1997 (last updated August 12, 2012), the Post Road/South Lexington Urban Renewal Plan for the Post Road/South Lexington Urban Renewal Project No. 12 (WPUR-12), the East Post Road Urban Renewal Project (WPUR-9) and/or any other applicable plan and/or urban renewal plan, each of which are incorporated into this record by reference (collectively, the "Plans"); and

WHEREAS, pursuant to and in accordance with the New York Eminent Domain Procedure Law ("EPDL"), on September 5, 2019, a duly noticed public hearing with respect to the Project was held at White Plains City Hall located at 255 Main Street White Plains, New York 10601 with written comments accepted until the close of business on September 16, 2019 (the "September 2019 Hearing") which transcript therefrom is incorporated by reference herein; and

WHEREAS, in accordance with the EDPL and pursuant to the New York State Environmental Quality Review Act, Article 8 of the New York Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617.1 et seq., as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Agency has identified the Project as an Unlisted Action under SEQRA, and the Agency has caused to be prepared, including based on the input of consultants and its counsel a Full Environmental Assessment Form ("EAF") for the Project, including preparation of Parts 1, 2 and 3 of the Full EAF for the Project, as well as other information concerning the Project and impacts and potential impacts associated with same; and

WHEREAS, the Agency has considered the Project's impact on the environment as set forth in more detail below by undertaking a thorough review of conditions and issues associated with the Project. The Agency's review and analysis of the potential impacts of the Project which includes review and examination of: (i) the completed Full EAF for the Project, Parts 1, 2 and 3, the EAF Mapper results for the Project, and applicable database results; (ii) the written and verbal comments associated with the September Hearing; and (iii) other supporting information and material available concerning the Project, including, but not limited to, the Plans together with any documents upon which such plans are based; and

WHEREAS, based on the information contained in the completed Full EAF, the other information summarized above and herein comprising the administrative record in this matter, and the notice and determination of negative declaration made herein, the Agency determines that the Project will not result in any significant adverse impact to the environment as specified below in accordance with the following:

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF WHITE PLAINS URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. The Project is classified as an Unlisted Action under SEQRA as that term is defined by 6 NYCRR §617.2(ak), and each of the "Whereas" clauses in this Resolution is incorporated by reference as specific findings of this Resolution and shall have the same effect as the other findings herein. Based upon a thorough and comprehensive review by the Agency of the Full EAF, including Parts 1, 2 and 3 thereof, pertinent documents from various databases assessing impacts and potential impacts from the Project, the Plans and any other documents concerning the Project, and comments made or submitted at the September 2019 Hearing in connection with the Project, the Agency hereby finds that the Project will result in no potential significant adverse environmental impacts requiring the preparation of an environmental impact statement for the action at issue. Thus, the Agency, having conducted an uncoordinated review of the Project pursuant to SEQRA, issues a Negative Declaration for the action pursuant to 6 NYCRR 617.7.

Section 2. The Agency has considered the Project pursuant to the parameters and criteria set forth in applicable law and regulations, including but not limited to those set forth in 6 NYCRR §§617.1 and 617.3.

Section 3. The Agency has considered the significance of the potential environmental impacts of the Project by: (i) carefully reviewing and examining the responses to the Full EAF, including the information in Part 1 of the Full EAF and the EAF Mapper results and various database results assessing impacts or potential impacts associated with the Project, and completing the analyses for Parts 2 and 3 of the EAF, together with examining other available supporting information and documents concerning the Project, including the Plans and other documents referenced previously concerning the Project, and comments associated with the September Hearing, to identify the relevant areas of environmental concern with respect to potential impacts to land, stormwater and groundwater, wetlands, historic, archaeological and other recognized and/or protected resources, threatened or endangered species, community character and cumulative impacts, if any, and other potential impacts as required by applicable regulation; (ii) considering the criteria set forth in 6 NYCRR § 617.7(c); and (iii) thoroughly analyzing the identified areas of relevant environmental concern.

Section 4. The Agency has not identified any significant adverse environmental impacts associated with the Project. Based on its review, the Agency approves, adopts and incorporates by reference the responses to the Full EAF, including Parts 1, 2 and 3 with its supporting written elaboration, and finds that the Project will not result in any significant adverse impact on the environment for the following reasons:

#### Impacts to Land:

The Project will not have any significant adverse impact on land because the action is limited to proposed acquisition by condemnation of the Parcels, and no other action is to be taken concerning such Parcels. The current uses of the Parcels will not be altered in any manner as the result of the proposed acquisition. Acquiring title to such Parcels will result in no physical change thereto.

#### Groundwater/Stormwater Impacts, Wetlands, and Associated Impacts and Critical Environmental Area Impacts:

There will be no significant adverse impact from groundwater or associated with stormwater, nor will there be any significant adverse impact to any wetlands or critical environmental areas because none exist on the Parcels. The Project does not involve any change to the Parcels which are the subject of the Project, but simply involves a change in title. As a result, no significant adverse impact is anticipated. No wetlands or other waterbodies have been identified on the Parcels or adjacent thereto. Because the Project is limited to mere acquisition of the Parcels, and there are no wetlands or waterbodies identified on the Parcels, there will be no negative impact to any wetlands or water bodies. Moreover, as discussed, no physical change will occur on the Parcels as the result of the Project and as such, there will be no impact to surface or groundwater as a result thereof. For the same reason the Project will not result in any negative impact to stormwater runoff associated with the Parcels.

#### Impacts on Health and Safety:

There will be no significant adverse impact from the Project on Health or Safety. As detailed in the Full EAF, including the EAF Mapper results, one of the Parcels located at 190-192 So. Lexington Ave. (SBL 130.27-8-3) was listed on the DEC Environmental Site Remediation database along with nine (9) other properties located at 77 West Post Road occupying 3.69 acres (Site Code: C360129). As provided in the DEC's records from 2005 to the present, six (6) underground storage tanks, thirteen (13) in-ground hydraulic lifts, a floor drain and an oil water separator have been removed from all such properties. Furthermore, DEC reports that approximately 408 tons of impacted soil and 1,180 gallons of contaminated groundwater were removed from these sites resulting in the spill number for these properties being closed. While not coming up in the EAF Mapper results, additional research of the New York State DEC's records yielded that there had also been a spill at 34 East Post Road (SBL 130.27-2-4) on or about September 1, 2014 (Spill No.: 1608924); with regard to this spill the City of White Plains Planning Department has been in communication with the DEC which is attempting to work with the current property owner to remediate such site.

Beyond the above mentioned two (2) properties, none of the other Parcels involved in the Project have any spill incidents reported in the DEC Spill Incident database or Environmental Site Remediation database. However, there are five (5) properties within 2,000 feet of the subject Parcels which are listed on the DEC Environmental Site Remediation database. Specifically, 11 East Post Road, 55 Bank Street, properties next to 77 West Post Road site listed *supra.*, 101 Westmoreland Avenue, and 221 Main Street. The 11 East Post Road property is located next to 1-3 East Post Road and across the street from 2-4 and 12 East Post Road (Spill No.: 1705804); according to the DEC's Spill Record this gasoline spill from September 2017 was closed in July 2018. The 55 Bank Street property is located along the railroad tracks, a little south of the train station (Site Code: C360131); this site has been remediated and a building with a vapor barrier beneath is being constructed thereon. The properties next to the 77 West Post Road properties mentioned above are to the southwest of the Parcels (Site Code: C360129A), containing commercial buildings and parking lots which historically had underground and above ground storage tanks, hydraulic lifts, and various commercial businesses including dry cleaners and gas stations; a Brownfield Cleanup Program review of these properties is currently under review. The 101 Westmoreland Avenue property is a 0.2 acre site located along the railroad tracks and contains an auto-repair shop (Site Code: 360095). The remediation of the 101 Westmoreland Avenue property has been completed and residual contamination is being managed under a Site Management Plan. Finally, the 221 Main Street property is the current location of the Ritz Carlton Hotel and Condominiums which received a Certificate of Completion in 2006 which declared remedial activities on the site complete and essentially allowed unrestricted use of the site (Site Code: C360073).

As provided above, the issues on the 190-192 So. Lexington Avenue parcel, have been closed out with those existing on the 34 East Post Road parcel currently under review by the DEC. Similarly, the open issues located in and around the properties neighboring 77 West Post Road are being investigated, by DEC. While there are open or recent investigations which have taken place on these properties they will result in no impact on health and safety because no development, other work or action will take place on the Parcels, because the Project is limited to a change in title to such Parcels.

Impacts to Plants and Animals including to  
Threatened or Endangered Species:

There will be no significant adverse impact from the Project on plants and animals, including to threatened or endangered species. As detailed in the Full EAF completed for the Project, there will be no change of use with respect to the Parcels, and no development or other action will be taken pursuant to the Project beyond a change in title to such Parcels. The acquisition of the Parcels will result in no impact to threatened or endangered species or their habitats.

According to the United State Fish and Wildlife Service (USFWS) IPaC Resources Report for the Parcels, no endangered species are expected to occur at this location. Eleven migratory birds, as protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act were listed as potentially occurring on the Parcels. However, nearly all species listed, such as the bald eagle, require proximity to water and less urban land for breeding or hunting. Furthermore, the IPaC Resources Report provides that there are no refuge lands, fish hatcheries or known wetlands at this location.

Further, the EAF Mapper results for the Parcels provide that there is only one plant or animal listed by New York State as endangered or threatened thereon, which is the Peregrine Falcon. Peregrine Falcons have become increasingly common in urban areas since the 1980s and presently nest in several locations throughout the New York 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 roof tops, or work that generates loud noises over ambient noise conditions. The Parcels have no tall structures on-site and therefore offer no nesting habitat for the Peregrine Falcon. Furthermore, because there are no physical changes proposed as part of the Project, which consists of a mere change in title to the Parcels, there will be no significant adverse impact to any plant or animal species or to any habitat.

#### Impacts to Historic and Archeological Resources:

There will be no significant adverse impact from the Project on any historical or archeological resources. The EAF Mapper and other information identify White Plains Fire Station # 4 located to the southwest of the Parcels as a building eligible to be on the State Register of Historic Places, because of its brick structure and advanced age. Furthermore, a review of the New York State Cultural Resource Information System ("CRIS") provides that on the northwest portion of the Public Housing Authority property there was an archaeological survey which was done of the Winbrook Campus as well as a consultation project which was done just to the south thereof – however, these areas are not part of the Project. Furthermore, the Project will not cause any significant environmental impact to such buildings or land because no development or other action or physical disturbance will occur on the Parcels which are the subject of the Project.

#### Impacts on Open Space and Recreation, and Aesthetic Resources:

There is a recreation area with a playground and basketball courts are located on the Housing Authority property to be condemned. The Housing Authority has provided that it will be relocating such recreational uses in its conceptual plans for the future phases of redevelopment of its Brookfield Commons campus. In any event, any uses associated with the Parcels will not change as the result of the Project which entails a mere change in title to such

Parcels and will not result in any development or change in use or other action on the Parcels.

Impacts on Transportation (Traffic):

There will be no significant adverse impact from the Project on transportation in the area. Again, the Project is limited to the mere acquisition of the Parcels; as such, the mere change in title will not result in a significant adverse impact on traffic, including pedestrian and vehicular traffic. When development of the Parcels which are to be acquired for the Project occurs, traffic concerns will be evaluated at that time.

Impacts on Air, Noise, Odor and Light

The Project will not have any significant adverse impacts on air, noise, odor or light. There are no impacts to air resources of significance at this time emanating from the Parcels associated with the Project, and there will be no change in air quality upon the acquisition of title to the Parcels because the Project is limited to such acquisition and there will be no development or physical alteration of the Parcels associated with the Project. Additionally, no odors, noise or light impacts will be generated through the acquisition of title to the Parcels.

Impacts on Local Utilities and Energy:

The Project will not have any significant adverse impacts on local utilities and energy. For the reasons stated in detail above, the Project involves the mere acquisition of certain property by condemnation, and does not involve the development of any structures or uses on the Parcels.

Consistency with Community Plans and Character:

The Project consists of the acquisition of title to the Parcels located along East Post Road which are currently underutilized, in order to facilitate the productive use of it and/or nearby lands through municipal or commercial economic development projects. The acquisition of the Parcels which are the subject of the Project will result in positive effects to the City and surrounding community. The Project will carry out the purpose of the Agency by advancing the general prosperity, economic and social welfare of the residents of the City of White Plains and returning the Parcels to productive use for future economic development, thereby promoting economic revitalization, employment and increasing the property tax base within the City of White Plains. By taking title to the Parcels this Project would further the City's goals outlined in its Comprehensive Plan which calls for the "redevelopment of the northwest corner of Post Road and South Lexington Avenue and adjacent properties with land uses that relate to the surrounding residential neighborhoods, including Winbrook and Fisher Hill, as well as to the hospital." See Comprehensive Plan at [II-I-29] *et*

*seq.* which are incorporated herein by reference. Additionally, the Project does not interfere with the White Plains Hospital's master plan for future growth and also would not affect the buildings proposed to be built on the Brookfield Commons Conceptual Master Plan. Both the White Plains Hospital and Brookfield Commons Conceptual Master Plans are incorporated herein by reference. The eventual effects on the community will be to provide a broader tax base and increased employment opportunities, thus benefitting the residents of the City. During the public comment period comments were made that the Project lacks specificity as to why condemnation is necessary in this instance, however, the acquisition of the Parcels for future development and economic revitalization have been considered and found to be consistent with the goals of urban renewal and the specific Plans herein concerning the redevelopment of the Parcels, as outlined in the notice associated with the EDPL proceedings associated with the Project and reflect such goals.

For the same reasons as stated above, no impact to community character is anticipated from the Project, and the Project is otherwise consistent with community character. The Project is limited to the acquisition of title to the Parcels. Future development or actions to be undertaken concerning the Parcels shall be subject to zoning, land use and other approvals associated with any such development, including any development as contemplated by the Plans or otherwise for the Parcels. In addition, the future development of such Parcels shall be subject to a SEQRA review, and any impact on community character from any such development will be evaluated at that time.

#### Cumulative Impacts and Subsequent Review:

There will be no significant adverse environmental impacts associated with any potential cumulative impact. The Agency has considered cumulative impacts, including other simultaneous or subsequent actions which are included in any long range plans of which the Project under consideration is a part; likely to be undertaken as a result of the Project; or dependent on the Project. Further, in the case of the Project here, a mere change in title is without any physical change to any of the Parcels or change in use. Any potential impacts of future proposals associated with the various Parcels will be reviewed under SEQRA, zoning, land use and other applicable law if and when a future project or projects are proposed.

For this reason, there is no improper segmentation associated with the Project. The Project is limited to acquisition of the Parcels, which will return the underutilized Parcels to productive use. There are no additional activities, segments or steps associated with the Project. Because no specific actions or developments are proposed for the Parcels, at this time other than same being acquired in accordance with among others future development associated with the Plans and as outlined in the notice associated with the EDPL proceedings associated with the Project, any assessment of potential impacts would be speculative. Any development on the Parcels will be subject to local land use and

zoning approvals including as may be applicable site plan and other approvals. A separate environmental review process will be completed under SEQRA for any potential future development of the Parcels including potentially pursuant to the Plans or otherwise and such review will be no less protective of the environment.

Section 5. This Resolution has been prepared in accordance with Article 8 of the New York Environmental Conservation Law by the White Plains Urban Renewal Agency with offices located at 255 Main Street White Plains, NY 10601.

Section 6. The Agency and/or the persons whom it may designate or has designated for such purpose are authorized to file the Negative Declaration in accordance with applicable provisions of the law and this Resolution shall constitute a Notice of Negative Declaration. The requirements of SEQRA have been satisfied.

Section 7. The members, officers, employees and agents of the Agency (including general, special, and/or transaction counsel to the Agency) are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all certificates, instruments and documents, to pay all fees, charges and expenses and to do all further acts and things as may be necessary or, in the opinion of the member, officer, employee or agent of the Agency, desirable and proper to effectuate the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of any documents executed for and on behalf of the Agency for purposes of effectuating any of the foregoing.

Section 8. This Resolution shall take effect immediately.

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

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Hon. Thomas M. Roach, Chair	[ ✓ ]	[ ]	[ ]	[ ]
Norman Dichiara	[ ✓ ]	[ ]	[ ]	[ ]
Walter Eddie	[ ✓ ]	[ ]	[ ]	[ ]
James Glatthaar	[ ✓ ]	[ ]	[ ]	[ ]
Daniel Moriarty	[ ]	[ ]	[ ]	[ ✓ ]

The Resolutions were thereupon duly adopted.

**CERTIFICATION**  
*(SEQRA)*

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

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

I have compared the foregoing extract of the minutes of the meeting of the City of White Plains Urban Renewal Agency (the "Agency") including the resolution contained therein, held on December 5, 2019, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject in matters therein referred to.

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal, if any, of said Agency this 5<sup>th</sup> day of December, 2019.

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

**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: Proposed acquisition of real property through condemnation by the City of White Plains Urban Renewal Agency (hereinafter the "Agency")		
Project Location (describe, and attach a general location map): The project calls for the condemnation of all or parts of thirteen (13) tax parcels in and around the the intersection of East Post Road and South Lexington Avenue as more fully described in the attached Schedule "A" and identified on the accompanying map.		
Brief Description of Proposed Action (include purpose or need): Condemnation of thirteen (13) parcels in order to facilitate the productive use of such underutilized parcels through municipal and/or commercial economic development projects in connection with the public purposes of advancing the general prosperity, economic and social welfare of the residents of the City of White Plains by returning the underutilized parcels to productive use thereby promoting employment and increasing the property tax base within the City of White Plains and/or for any other public purpose consistent with the goals, strategies and objective of the City's Comprehensive Plan, adopted September 8, 1997 (last updated August 12, 2012), the Post Road/South Lexington Urban Renewal Plan for the Post Road/South Lexington Urban Renewal Project No. 12 (WPUR-12), the East Post Road Urban Renewal Project (WPUR-9) and/or any other applicable plan and/or urban renewal plan.		
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 N. Gomez, Executive Director and Acting Assistant Secretary	Telephone: (914) 422-1300	E-Mail: cgomez@whiteplainsny.gov
Address: 70 Church Street		
City/PO: White Plains	State: New York	Zip Code: 10601
Property Owner (if not same as sponsor): Various entities as detailed in the attached Schedule "A"	Telephone:	E-Mail:
Address: See Schedule "A"		
City/PO: See Schedule "A"	State:	Zip Code:

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	White Plains Urban Renewal Agency Proposed Acq. under the NY Eminent Domain Proc. Law	Pending
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. <p data-bbox="121 829 1485 861">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</p> <p data-bbox="121 892 1485 924">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</p> <p data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

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?  Yes  No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

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?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  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?)  Yes  No

If Yes, identify the plan(s):

Remediation Sites: C360129

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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?  Yes  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?  
Residential Multifamily (RM-0.35) and Intermediate Business (B-3)  
\_\_\_\_\_

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 Public Schools

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

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

d. What parks serve the project site?  
\_\_\_\_\_  
\_\_\_\_\_

**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)? Mere acquisition of property as proposed by condemnation under New York Eminent Domain Procedure Law.  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? approx. 4.18 acres  
b. Total acreage to be physically disturbed? 0 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 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: \_\_\_\_\_ 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: \_\_\_\_\_  
Not applicable as action is proposed acquisition by eminent domain, no construction, site disturbance or activities proposed.  
\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses?  Yes  No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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 \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 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? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

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? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

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: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
If Yes:

- Name of district or service area: \_\_\_\_\_
- 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 \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

• 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)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 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): \_\_\_\_\_

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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): \_\_\_\_\_

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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 \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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: \_\_\_\_\_

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

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>_____</li> <li>• Operation: _____</li> <li>_____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>_____</li> <li>• Operation: _____</li> <li>_____</li> </ul>	

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

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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): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

\_\_\_\_\_

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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	4.18	Same	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: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: A portion of the Housing Authority property has a playground and basketball courts located thereon.

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, Martine Center for Rehabilitation and Nursing, The Kensington White Plains, Slater Center, and Bethel Baptist.

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): C360129 1608924  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: 190-192 So. Lexington Ave. (SBL 130.27-8-3) along with 9 other properties was listed in the DEC Site Remed. Database. From 2005 to the present 6 underground storage tanks, 13 in-ground hydraulic lifts, a floor drain, an oil separator, 408 tons of impacted soil and 1,180 gallons of contaminated groundwater have been removed closing this spill number. The 34 E. Post Rd. spill from 2014 is still under review by DEC.  
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): C360131, C360129, 360095, C360129A, C360073 1705804  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
As further detailed in the accompany Negative Declaration Resolution, there are five (5) additional sites on the DEC Site Remed. database (C360129 addressed above) in the area around the Project. However, in all but one of these properties remedial action and/or measures have been taken and such matters closed out. For one of the properties located nearby 77 West Post Road a Brownfield Cleanup Program review is currently ongoing.

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ N/A \_\_\_\_\_ 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: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ N/A \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ N/A % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

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

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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: \_\_\_\_\_  
 \_\_\_\_\_

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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

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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: _____ _____ _____	
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>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> 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>i.</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>i.</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>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> 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?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Eligible property: White Plains Fire Station #4

iii. Brief description of attributes on which listing is based:  
The brick building is of an advanced age which would put it in line for inclusion as an eligible property.

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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?  Yes  No

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g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

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h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource:

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):

iii. Distance between project and resource: \_\_\_\_\_ miles.

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i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  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?  Yes  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 November 26, 2019

Signature  Title Executive Director and Acting Assistant Secretary



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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]	Remediation Sites:C360129
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]	C360129
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]	C360131, C360129, 360095, C360129A, C360073
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]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:White Plains Fire Station #4
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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

<b>Agency Use Only [If applicable]</b>
Project : East Post Road Condemnation
Date : November 14, 2019

**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) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input checked="" type="checkbox"/> <b>NO</b>	<input type="checkbox"/> <b>YES</b>
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input 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"/>

I. 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.  NO  YES  
 (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.*

	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.  NO  YES  
 (See Part 1. E.2)  
*If "Yes", answer questions a - g. If "No", move on to Section 6.*

	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. (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>		<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. 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> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<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.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</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 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 type="checkbox"/> NO	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input checked="" 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. (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>		<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 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) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</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 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 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 type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input 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 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 type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input 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 type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

**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 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 type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input 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.)  
*If "Yes", answer questions a - m. If "No", go to Section 17.*

NO

YES

	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 type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

**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.)  
 If “Yes”, answer questions a - h. If “No”, go to Section 18.

NO

YES

	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)  
 If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

NO

YES

	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"/>

Project : East Post Road Condemnation  
 Date : \_\_\_\_\_

**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.

The White Plains Urban Renewal Agency (hereinafter the "Agency") as more fully detailed in the accompanying Negative Declaration Resolution and Notice which are adopted herewith has determined that the project which calls for the proposed acquisition of identified real property along East Post Road, including as need by condemnation (the "Project"), will not result in any significant adverse impact to the environment.

The Agency's determination is based its review of the applicable information analyzed by the Agency, including, but not limited to: the Full Environmental Assessment Form, including parts 1, 2, and 3 thereof; the applicable comprehensive plans; comments received as part of the EDPL hearing process; and other planning documents as further identified in the Negative Declaration Resolution.

As further detailed in the Negative Declaration Resolution adopted herewith, such determination is further based on other information, documentation and the Agency's analysis of same utilizing the applicable criteria necessary to assess the pertinent areas of environmental concern and the potential impacts thereof, including the criteria applicable under the New York State Environmental Quality Review Act, Article 8 of the New York Environmental Conservation Law and other applicable regulations including 6 NYCRR Section 617.1, et seq. as amended.

**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 Database information from certain Department of Environmental Conservation database results, including the EAF Mapper, and other database results comments received and reviewed from the public hearing referenced in the Negative Declaration Resolution issued herewith, as well as based on applicable comprehensive plans, other planning documents, information and documentation as identified in the Negative Declaration Resolution.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of 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: Proposed acquisition of real property through condemnation by the City of White Plains Urban Renewal Agency

Name of Lead Agency: White Plains Urban Renewal Agency

Name of Responsible Officer in Lead Agency: Christopher N. Gomez

Title of Responsible Officer: Executive Director

Signature of Responsible Officer in Lead Agency: 

Date: 11/26/19

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Shawn Griffin, Esq. counsel for the White Plains Industrial Development Agency

Address: 99 Garnsey Road Pittsford, NY 14534

Telephone Number: (585) 419-8800

E-mail: sgriffin@harrisbeach.com

**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>

**SCHEDULE "A"**

**223-225 Dr. Martin Luther King Jr. Boulevard (identifiable by SBL 125.83-7-1)**

WHITE PLAINS HOUSING AUTHORITY  
223 DR. MARTIN L. KING, JR BLVD  
WHITE PLAINS, NY 10601

**1-3 East Post Road (identifiable by SBL 130.27-10-1)**

1 EAST POST ROAD, LLC  
12 EAST POST ROAD  
WHITE PLAINS, NY 10601

**2-4 East Post Road (identifiable by SBL 130.27-2-10)**

2 EAST POST ROAD ASSOCIATES, LLC  
12 EAST POST ROAD  
WHITE PLAINS, NY 10601

**12 East Post Road (identifiable by SBL 130.27-2-9)**

12 EAST POST ROAD ASSOCIATES, LLC  
12 EAST POST RD  
WHITE PLAINS, NY 10601

**14-16 East Post Road (identifiable by SBL 130.27-2-8) &**

**18-20 East Post Road (identifiable by SBL 130.27-2-7)**

GABE REALTY CORP  
149 GRAND STREET  
WHITE PLAINS, NY 10601

**22-24 East Post Road (identifiable by SBL 130.27-2-6)**

ADEOGUN OWONIKOKO COMPANY LLC  
15 GEDNEY WAY  
WHITE PLAINS, NY 10605

**26-28 East Post Road (identifiable by SBL 130.27-2-5)**

26-28 E. POST LLC  
909 THIRD AVE., 28TH FL  
NEW YORK, NY 10022

**34 East Post Road (identifiable by SBL 130.27-2-4)**

MARIANINA OIL CORP  
131 HALE AVENUE  
WHITE PLAINS, NY 10605-2508

**42 East Post Road (identifiable by SBL 130.27-2-3)**

I.R. 42-44 E. POST RD LLC  
64 MORRIS LANE  
SCARSDALE, NY 10583

**60 East Post Road (identifiable by SBL 130.27-2-2)**

BRIDGESTONE RETAIL OPERATIONS, LLC  
ATTN: TAX DEPARTMENT  
200 4TH AVE S NASHVILLE, TN 37201

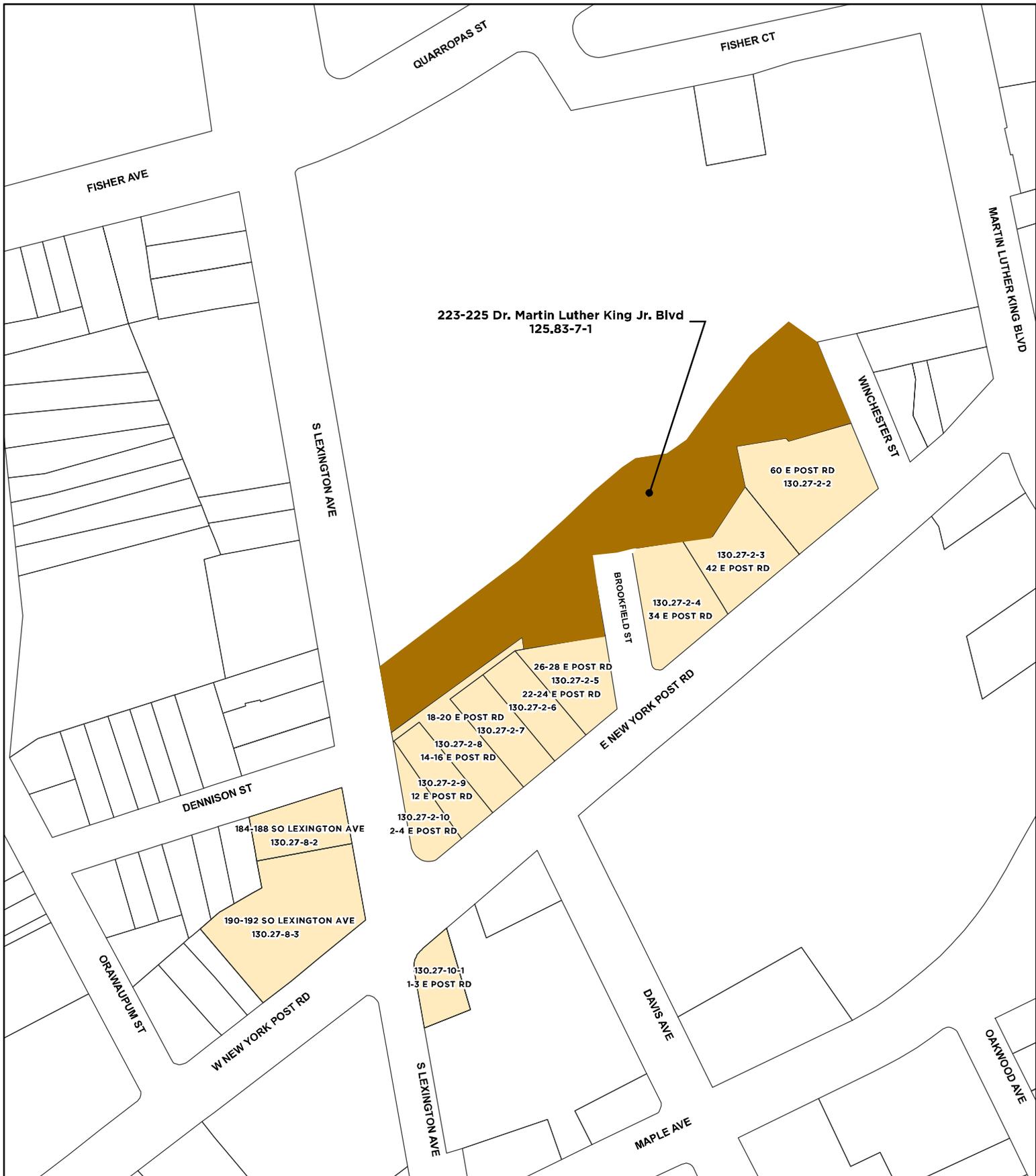
**184-188 South Lexington Avenue (identifiable by SBL 130.27-8-2)**

NASAR SHAH  
MAIN HUSSAN SHAH  
4 EAST POST RD  
WHITE PLAINS, NY 10601

**190-192 South Lexington Avenue (identifiable by SBL 130.27-8-3)**

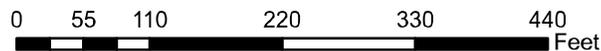
POST MAPLE 77, LLC  
C/O GRID PROPERTIES  
2309 FREDERICK DOUGLAS BLVD  
NEW YORK, NY 10027

[END OF SCHEDULE A]



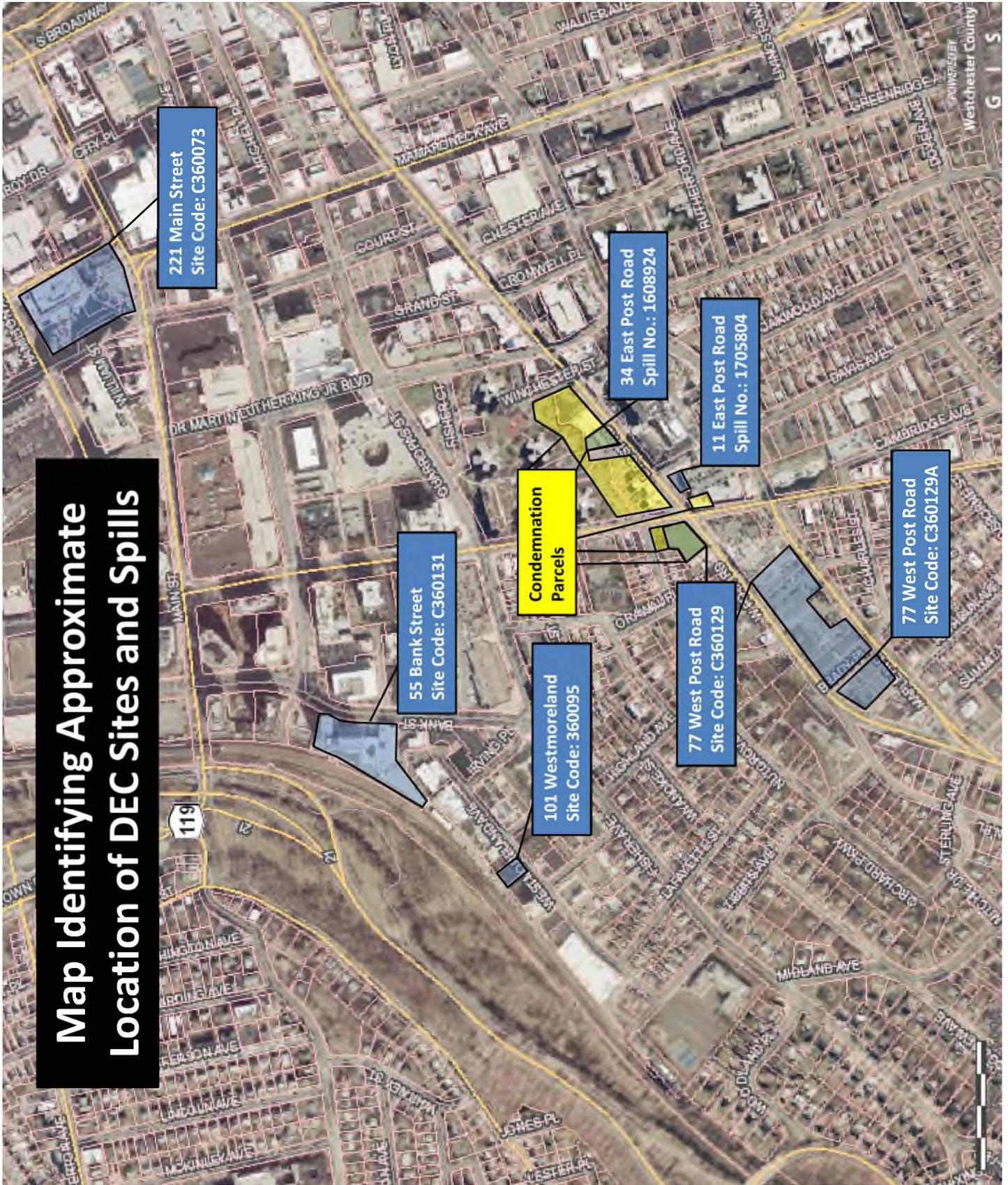
**Proposed Properties for Acquisition**

- Private Property
- White Plains Housing Authority



**SEQRA**  
**SUPPORTING**  
**DOCUMENTS**

# Map Identifying Approximate Location of DEC Sites and Spills





**Department of  
Environmental  
Conservation**

# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** Post Road Corridor - White Plains  
**Site Code:** C360129  
**Program:** Brownfield Cleanup Program  
**Classification:** A  
**EPA ID Number:**

### Location

**DEC Region:** 3  
**Address:** 77 West Post Road  
**City:** White Plains Zip: 10606  
**County:** Westchester  
**Latitude:** 41.023536111  
**Longitude:** -73.773475  
**Site Type:**  
**Estimated Size:** 3.69 Acres

### Site Owner(s) and Operator(s)

**Current Owner Name:** Post Maple 77, LLC  
**Current Owner(s) Address:** c/o Grid Properties  
New York, NY, 10027-3612  
**Current On-Site Operator:** Post Maple 77, LLC  
**Stated Operator(s) Address:** c/o Grid Properties  
New York, NY 10027-3612

### Site Document Repository

**Name:** NYSDEC Region 3  
**Address:** 21 S. Putt Corners Road  
New Paltz, NY 12561  
**Name:** White Plains Public Library  
**Address:** 100 Martine Avenue  
White Plains, NY 10601

## Site Description

Location: The Post Road Corridor - White Plains site is located at 77 West Post Road in the City of White Plains, Westchester County. This site is made up of 10 tax parcels occupying 3.69 acres of the overall 5-acre redevelopment project. The site is bounded by West Post Road to the north, Maple Avenue to the south, Rathbun Avenue to the west, and South Lexington Avenue to the east, with a separate out-parcel lot on the northwest corner of West Post Road and South Lexington Avenue. Site Features: All 10 parcels are currently vacant. Abandoned former commercial buildings of varying size on the site have been demolished, leaving only grass, trees and former parking lots. Current Zoning and Land Use: Nine of the 10 parcels are zoned B-3, which is a general retail district allowing retail, office and service business uses and multi-family dwellings. The other parcel is zoned B-2, which is an intermediate business district. The site is part of a planned mixed-use (commercial and residential) development. Surrounding land use is mixed, consisting of residential and commercial properties including a church. Past Use of the Site: The site's 10 parcels initially contained residential buildings as early as 1905 which later were used for commercial purposes beginning in the 1930s. Former commercial uses included dry cleaners; gas stations with underground storage tanks (USTs); automobile sales and service facilities with USTs, aboveground storage tanks (ASTs), hydraulic lifts, and associated parking lots; various commercial businesses and offices; and commercial parking lots. In 2005 two in-ground hydraulic lifts were removed from the site. In 2010 two USTs, eleven in-ground hydraulic lifts, a floor drain and an oil water separator were also removed from the site. Approximately 408 tons of impacted soil and 1,180 gallons of contaminated groundwater were removed from the site during this work. In 2012 four USTs and approximately 360 tons of petroleum impacted soil were removed from the site. These removals were completed under the DEC spill program and associated spill numbers have been closed. Site Geology and Hydrogeology: The site geology consists of historic fill material, native till, and highly weathered bedrock. The depth to bedrock ranges across the site from approximately 17 to 52 feet below grade. Groundwater at the site ranges from approximately 3 to 11 feet below ground surface and flows to the northeast.

## Contaminants of Concern (Including Materials Disposed)

### Contaminant Name/Type

1,2,4-trimethylbenzene

barium

naphthalene

trichloroethene (TCE)

cis-1,2-dichloroethene  
dibenz[a,h]anthracene  
tetrachloroethene (PCE)  
toluene  
ethylbenzene  
vinyl chloride  
benzo(a)pyrene  
benzo(b)fluoranthene  
chrysene  
MTBE (methyl-tert-butyl ether)  
benzene  
indeno(1,2,3-CD)pyrene  
arsenic  
lead  
mercury  
1,3,5-trimethylbenzene  
benzo(a)anthracene  
benzo(k)fluoranthene  
n-propylbenzene  
xylene (mixed)

## Site Environmental Assessment

Nature and Extent of Contamination: Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and pesticides. Based upon investigation conducted to date, the primary contaminants of concern include chlorinated VOCs, petroleum related compounds and metals. No other VOCs, SVOCs, metals or PCBs/pesticides than those identified below were found in soil or groundwater at levels exceeding restricted residential soil cleanup objectives, protection of groundwater soil cleanup objectives or groundwater standards. Soil - Soil samples collected from across the site indicate the presence of certain contaminants in varying degrees generally consistent with the former use of each parcel. VOCs, including acetone up to 0.51 parts per million (ppm)(protection of groundwater soil cleanup objective (PGWSCO)of 0.50 parts per million (ppm)), benzene up to 3.4 ppm (PGWSCO of 0.060 ppm), cis-1,2-dichloroethene (cis-1,2-DCE) up to 1.2 ppm (PGWSCO of 0.25 ppm), ethylbenzene up to 140 ppm (PGWSCO of 1 and restricted residential soil cleanup objective (RRSCO) of 41 ppm), tetrachloroethene (PCE) up to 2.32 ppm (PGWSCO of 1.3 ppm), toluene up to 37 ppm (PGWSCO of 0.7 ppm) and xylenes up to 430 ppm (PGWSCO of 1.6 ppm and RRSCO 100 ppm), SVOCs, including benzo(a)anthracene up to 8.9 ppm (PGWSCO and RRSCO of 1 ppm), benzo(b)fluoranthene up to 8.8 ppm (PGWSCO of 1.7 ppm and RRSCO of 1 ppm),

benzo(k)fluoranthene up to 3.7 ppm (PGWSCO of 1.7 ppm), benzo(a)pyrene up to 7 ppm (RRSCO of 1 ppm), chrysene up to 7.6 ppm (PGWRSCO of 1 ppm and RRSCO of 3.9 ppm), naphthalene up to 26 ppm (PGWSCO of 12 ppm), indeno(1,2,3-cd)pyrene up to 4.6 ppm (RRSCO of 0.5 ppm) and dibenzo(a,h)anthracene up to 2 ppm (RRSCO of .33 ppm) and metals including arsenic up to 18 ppm (PGWSCO and RRSCO of 16 ppm), barium up to 490 ppm (RRSCO of 400 ppm), lead up to 1,100 ppm (PGWSCO of 450 ppm and RRSCO of 400 ppm), and mercury up to 2.9 ppm (PGWSCO of 0.73 ppm and RRSCO of 0.81 ppm) were detected in the soil above PGWSCOs and/or RRSCOs. There is no evidence of off-site contamination in soils. Groundwater - Groundwater samples collected from across the site indicate the presence of certain contaminants in varying degrees generally consistent with the former use of each parcel. VOCs, including benzene up to 530 parts per billion (ppb) (SCG of 1 ppb), cis-1,2-DCE up to 340 ppb (SCG of 5 ppb), ethylbenzene up to 1,100 ppb (SCG of 5 ppb), isopropylbenzene up to 95 ppb (SCG of 5 ppb), xylene (total) up to 3,000 ppb (SCG of 5 ppb), methyl tert-butyl ether (MTBE) up to 120 ppb (SCG of 10 ppb), tetrachloroethene up to 3,300 ppb (SCG of 5 ppb), toluene up to 110 ppb (SCG of 5 ppb), trans-1,2-dichloroethene up to 18 ppb (SCG of 5 ppb), trichloroethene up to 420 ppb (SCG of 5 ppb) and vinyl chloride up to 49 ppb (SCG of 2 ppb), SVOCs, including naphthalene up to 180 ppb (SCG of 10 ppb) and pentachlorophenol up to 2 ppb (SCG of 1 ppb) and metals including antimony up to 5.03 ppb (SCG of 3 ppb), iron up to 35,500 ppb (SCG of 300 ppb), manganese up to 4,724 ppb (SCG of 300 ppb) and sodium up to 583,000 ppb (SCG of 20,000 ppb) were found in excess of ambient water quality standards and guidance. Groundwater contaminated with chlorinated VOCs appear to be migrating from the site to off-site locations. Soil Vapor - On-site soil vapor was not completed during the RI based on the lack of existing structures, but is presumed to be contaminated given the results in other environmental media. Some petroleum related compounds, including 2-hexanone up to 75 ug/m<sup>3</sup>, ethanol up to 211 ug/m<sup>3</sup>, hexane up to 20.4 ug/m<sup>3</sup>, benzene up to 17.6 ug/m<sup>3</sup>, toluene up to 68.2 ug/m<sup>3</sup>, xylenes up to 92.1 ug/m<sup>3</sup>, heptane up to 23.7 ug/m<sup>3</sup>, and cyclohexane up to 164 ug/m<sup>3</sup> were detected in off-site soil vapor samples along Maple Avenue. The potential exists for soil vapor intrusion impacts in off-site buildings.

## Site Health Assessment

People will not come into contact with soil and groundwater contamination unless they dig below the ground surface. People are not drinking the contaminated groundwater because the area is served by a public supply that is not affected by this contamination. Volatile organic compounds in the groundwater and/or soil may move into the soil vapor (air spaces within the soil), which in turn may move into the overlying buildings and affect the indoor air quality. This

process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of contaminants in indoor air via vapor intrusion is not a current concern. However, the potential exists for the inhalation of contaminants due to soil vapor intrusion for any future on-site development. An evaluation is needed to determine whether soil vapor intrusion is a concern for any off-site buildings.

For more Information: E-mail Us

[Refine This Search](#)



**Department of  
Environmental  
Conservation**

## Environmental Site Remediation Database Search Details

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### Site Record

#### Administrative Information

**Site Name:** Young Coal & Lumber Site

**Site Code:** C360131

**Program:** Brownfield Cleanup Program

**Classification:** C

**EPA ID Number:**

#### Location

**DEC Region:** 3

**Address:** 55 Bank Street

**City:** White Plains Zip: 10601

**County:** Westchester

**Latitude:** 41.03

**Longitude:** -73.774888889

**Site Type:**

**Estimated Size:** 2.24 Acres

#### Site Owner(s) and Operator(s)

**Current Owner Name:** WP South Tower LLC

**Current Owner(s) Address:** One Penn Plaza  
New York, NY, 10119

**Current Owner Name:** WP North Tower LLC

**Current Owner(s) Address:** One Penn Plaza, Suite 1801  
New York, NY, 10119

**Current On-Site Operator:** City of White Plains

**Stated Operator(s) Address:** 255 Main Street  
White Plains, NY 10601-2475

#### Site Document Repository

**Name:** White Plains Central Library

**Address:** 100 Martine Avenue

White Plains, NY 10601

**Name:** NYSDEC Region 3

**Address:** 21 S. Putt Corners Road

New Paltz, NY 12561

## Site Description

**Location:** The site is located at 55 Bank Street in White Plains, Westchester County. The site is located in the Central Business District of the City of White Plains on the west side of Bank Street, just south of the intersection of Main Street and Bank Street. To the west is the Metro-North railroad right of way. Bank Street is located along the eastern border, a car dealership is located adjacent to the southern border, and a parking lot for the Bank Street Commons Apartment building is located to the north. **Site Features:** The site is presently under construction as a commercial/residential building. The site was formerly a 2.24-acre parking lot for the nearby commuter railroad station. The site was used as a parking lot for over 40 years. **Current Zoning/Use:** The current zoning of the site is Core Business-4 (CB-4). Municipally-operated parking lots and multifamily dwellings, a restricted residential use, are permitted uses in CB-4 zones. **Past Uses of the Site:** The property was used as a coal and lumber yard starting in 1885. The lumber yard comprised of a mill, several small sheds, coal and lumber storage areas, and railroad spurs. By 1911, the property was being used for manufacturing sashes, blinds and trim, and for the storage of grain, fertilizer, and feed. During the late 1800s and early 1900s, portions of the eastern side were occupied by several residential homes. By 1953, the southeastern corner of the property was improved with a commercial building, while the remaining portions were public parking lots. The commercial building was razed by 1974, and the site has been operated as a parking lot since that time. **Site Geology and Hydrogeology:** The site is level ground and covered with asphalt. Surface water drains to a storm sewer system that runs to the Bronx River which is about 500 yards to the west. The shallow soil horizon consists of historic fill found at a depth from 1.5 -26 feet below grade. Below the fill, subsurface soils consist of predominantly sands with some silts and gravels. Bedrock was located at 80-120 feet below grade and is believed to be gneiss and schist. Overburden groundwater was encountered at a depth of 28 feet below grade and flows to the south. The Bronx River, which flows to the south, is located about 0.25 mile west of the site. However, the site is located above the current 100 year flood elevation. Site storm water is transported via storm drains to a storm water collection system and discharges to the Bronx River. The Bronx River Parkway is located adjacent to the Bronx River just west of the site.

## Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites

are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

## Contaminants of Concern (Including Materials Disposed)

### Contaminant Name/Type

mercury

benzo(a)pyrene

lead

trichloroethene (TCE)

tetrachloroethene (PCE)

zinc

copper

## Site Environmental Assessment

Nature and Extent of Contamination: Remediation of the site to track 1 soil cleanup objectives was completed in November 2016. Soil: Remediation is complete. The entire site was excavated to a depth of approximately 26 feet. No surface soils remain. Based on the investigations conducted the primary contaminants of concern in subsurface soils were inorganics (metals) including mercury, copper lead and zinc. These metals were present above the unrestricted soil cleanup objectives. These compounds were present in the fill materials used to grade the site and surrounding areas, and contamination did not migrate from the site to adjacent parcels. These inorganics were not found in on-site groundwater above NYS Groundwater Standards in filtered samples. Aluminum, iron, and sodium were detected above standards in onsite groundwater but are considered to be naturally occurring. Groundwater: Chlorinated volatile organic compounds (CVOCs) were detected in on-site groundwater including tetrachloroethylene (PCE) at a maximum level of 13 parts per billion (ppb), and trichloroethene (TCE) at a maximum level of 28 ppb. The groundwater quality standard for both of these compounds is 5 ppb. CVOCs were not detected in the subsurface soil samples collected from the site, the groundwater investigation suggests that the source originates from an off-groundwater source. The site remediation is complete. The site has a basement foundation that includes a vapor barrier and a subsurface parking garage which is ventilated. Because there is a vapor barrier and a ventilated subsurface parking garage a soil vapor intrusion investigation was not conducted.

## Site Health Assessment

People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process which is similar to the movement of radon gas from the subsurface in to the indoor air of buildings, is referred to as soil vapor intrusion. A vapor barrier has been installed beneath the building foundation to minimize the potential of vapors from entering the building. Additionally, a sub-grade parking garage ventilation system required by building codes will be installed prior to building occupancy to prevent vapors from accumulating in the structure.

For more Information: E-mail Us

[Refine This Search](#)



**Department of  
Environmental  
Conservation**

## Environmental Site Remediation Database Search Details

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### Site Record

#### Administrative Information

**Site Name:** Automobile Club of New York

**Site Code:** 360095

**Program:** State Superfund Program

**Classification:** C

**EPA ID Number:**

#### Location

**DEC Region:** 3

**Address:** 101 Westmoreland Avenue

**City:** White Plains Zip: 10606

**County:** Westchester

**Latitude:** 41.027775026

**Longitude:** -73.777269042

**Site Type:**

**Estimated Size:** 0.2 Acres

#### Institutional And Engineering Controls

**Control Type:**

Environmental Easement

**Control Elements:**

Ground Water Use Restriction

Soil Management Plan

Cover System

Landuse Restriction

Monitoring Plan

Site Management Plan

O&M Plan

IC/EC Plan

Air Sparging/Soil Vapor Extraction

#### Site Owner(s) and Operator(s)

**Current Owner Name:** Automobile Club of New York, Inc. (AAA)

**Current Owner(s) Address:** 1415 KELLUM PLACE

GARDEN CITY, NY, 11530

**Current On-Site Operator:** Automobile Club of New York

**Stated Operator(s) Address:** 1415 Kellum Pl

Garden City, NY 11530

**Current On-Site Operator:** RJT MOROTIST SERVICES

**Stated Operator(s) Address:** 101 WESTMORELAND AVENUE

WHITE PLAINS, NY 10606

## Site Description

**Location:** The Automobile Club of New York site is located on the northwest side of Westmoreland Avenue, approximately 100 feet west of the intersection of Westmoreland Avenue and Home Place in the City of White Plains. The site is approximately 0.2 acres

**Site Features:** The site is essentially flat and includes a one-story, concrete block, L-shaped occupied building that covers approximately 75 percent of the site. The northeastern portion of the property is covered with an asphalt parking area, while the western portion of the site

contains a gravel parking area. The Bronx River is located approximately 700 feet to the northwest of the site.

**Current Zoning and Land Use:** The site is zoned light industrial and is currently used as an AAA of NY auto-repair shop, which utilizes the building for auto repairs and exterior detailing.

**Past Use of the Site:** A former on-site dry well and former fuel and waste oil underground storage tanks (USTs) appear to be the sources of on-site contamination.

There also appears to be an off-site source of 1,1,1 TCA entering the property from the east.

**Site Geology and Hydrogeology:** The site consists of approximately 2 feet of fill, represented by dark gray to black fine coarse sand and gravel with fragments of coal, underlined by light gray to yellow-brown, well sorted fine-medium sand to a depth of 40 feet below grade.

Groundwater depth at the site ranges from approximately 25 to 29 feet below grade.

Groundwater flows to the north-northwest.

## Site Environmental Assessment

**Nature and Extent of Contamination:** Remediation at the site is complete. The primary contaminants of concern include Tetrachloroethene (PCE) and related daughter products and residual petroleum contamination in shallow site soils, groundwater and/or soil vapor. An unknown off-site source of 1,1,1 TCA is also impacting site groundwater. Residual contamination in the soil, groundwater and soil vapor are being managed under a Site Management Plan.

## Site Health Assessment

Since some contaminated soils remain at the site below the building foundation or pavement, people will not come in contact with contaminated soils unless they dig below the surface materials. Contaminated groundwater in the area is not used for drinking or other purposes and the site is served by a public water supply. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. If the site is redeveloped, the need to take measures to prevent soil vapor intrusion will be re-evaluated. There are no off-site soil vapor concerns associated with this site. However, there is the potential for soil vapor intrusion concerns in off-site buildings due to the presence of off-site contamination not related to this site.

For more Information: E-mail Us

[Refine This Search](#)



**Department of  
Environmental  
Conservation**

# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** Post Road Corridor - White Plains - Off-Site

**Site Code:** C360129A

**Program:** Brownfield Cleanup Program

**Classification:** A

**EPA ID Number:**

### Location

**DEC Region:** 3

**Address:** 77 West Post Road

**City:** White Plains Zip: 10606

**County:** Westchester

**Latitude:** 41.0235355

**Longitude:** -73.773475005

**Site Type:**

**Estimated Size:** 0 Acres

### Site Owner(s) and Operator(s)

### Site Description

**Site Location:** The site is located in the City of White Plains, Westchester County. To the west of the site is Rathbun Avenue and commercial properties, to the north are residential properties, to the east is South Lexington Avenue, and to the south is Maple Avenue and residential properties. **Site Features:** The site consists of several tax parcels adjacent to the Post Road Corridor BCP site C360129. Several commercial buildings and parking lots make up the site. **Current Zoning and Land Use:** The site is zoned B-3, which is a general retail district allowing retail, office and service business uses and multi-family dwellings. **Surrounding land use** is mixed, consisting of residential and commercial properties. **Past Use of the Site:** Former commercial uses at the Post Road Corridor BCP site included dry cleaners; gas stations with underground storage tanks (USTs); automobile sales and service facilities with

USTs, above ground storage tanks (ASTs), hydraulic lifts, and associated parking lots; various commercial businesses and offices; and commercial parking lots. Site Geology and Hydrogeology: The site geology consists of historic fill material, native till, highly weathered bedrock. The depth to bedrock ranges from approximately 17 to 52 feet below grade. Groundwater at the site most likely ranges from 3 to 11 feet below ground surface and flows to the northeast.

## Site Environmental Assessment

The on-site investigation results shows potential for off-site impact from the previous uses on-site as well as a potential upgradient source of contamination as groundwater impacted with both petroleum related hydrocarbons and chlorinated volatile organic compounds appears to be migrating on-site. An off-site investigation has not been conducted at this time. High concentrations of tetrachloroethene (PCE) in groundwater lead to an on-site significant threat determination. The potential exists for vapor intrusion impacts in off-site buildings.

## Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

For more Information: E-mail Us

[Refine This Search](#)



**Department of  
Environmental  
Conservation**

## Environmental Site Remediation Database Search Details

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### Site Record

#### Administrative Information

**Site Name:** 221 Main Street  
**Site Code:** C360073  
**Program:** Brownfield Cleanup Program  
**Classification:** C  
**EPA ID Number:**

#### Location

**DEC Region:** 3  
**Address:** 221 Main St  
**City:** White Plains Zip: 10601  
**County:** Westchester  
**Latitude:** 41.03318999  
**Longitude:** -73.767832305  
**Site Type:**  
**Estimated Size:** 2.6 Acres

#### Site Owner(s) and Operator(s)

**Current Owner Name:** LC MAIN, LLC  
**Current Owner(s) Address:** 115 STEVENS AVE.  
VALHALLA, NY, 10595  
**Current Owner Name:** EPIC Renaissance LLC  
**Current Owner(s) Address:** 15 Watts Street, 5th Floor  
New York, NY, 10013

#### Site Description

**Location Description:** The site is located in an urban portion of Westchester County, occupying several city tax parcels, including 221 Main Street, in the City of White Plains. **Current Use:** The site is currently being redeveloped. The newly constructed complex will contain approximately 125 hotel rooms, 400 condominiums and approximately 10,000 square feet of street levels stores. **Surrounding Uses:** The site is surrounded by commercial properties with a

mix of retail and office space. Historical Source(s) of contamination: The historical source of contamination at this site included multiple leaking underground storage tanks (USTs). Investigations revealed the presence of ten USTs. Investigations/Actions Performed to date: Previous environmental investigations include a Phase I Investigation in 2002 and a Petroleum Contamination Site Investigation completed in June of 1993. Under the Brownfield Cleanup Program, a Remedial Investigation was conducted in 2005-2006. Based on RI findings, an Interim Remedial Measure (IRM) was planned and implemented which included the removal of all USTs, and contaminated soil. Current Action: A Final Engineering Report which documents the remedial activities completed has been approved. On December 19, 2006 a Certificate of Completion was issued declaring remedial activities complete, and that a Track 1 cleanup (i.e., unrestricted use) has been achieved.

## Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates
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## Contaminants of Concern (Including Materials Disposed)

### Contaminant Name/Type

benzo(b)fluoranthene

chrysene

naphthalene

benzo(a)pyrene

benzo(k)fluoranthene

benzo(a)anthracene

## Site Environmental Assessment

Contaminant of concern: Petroleum-related compounds including volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons. Impacted Media: Soil and groundwater. Known SCGs exceedences: Investigation revealed benzene, toluene, ethyl-benzene and xylenes, however, as part of a site-wide remedial program (2005-2006) all contaminated media has been removed and properly disposed.

## Site Health Assessment

The site is located in downtown White Plains, public water serves the area. Through the implementation of an IRM the site has been remediated and nearly all the soil has been removed to bedrock eliminating potential exposure to contaminated soil. Proposed redevelopment of the site will include a ventilated below-grade parking garage with foundation drainage which will effectively eliminate the potential for soil vapor intrusion to occur.

For more Information: E-mail Us

Refine This Search



Department of  
Environmental  
Conservation

## Spill Incidents Database Search Details

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### Spill Record

#### Administrative Information

**DEC Region:** 3

**Spill Number:** 1608924

#### Spill Date/Time

**Spill Date:** 09/01/2014   **Spill Time:** 01:00:00 PM

**Call Received Date:** 12/20/2016   **Call Received Time:** 01:00:00 PM

#### Location

**Spill Name:** BP STATION- EAST POST RD GASMART

**Address:** 34 EAST POST ROAD

**City:** WHITE PLAINS   **County:** Westchester

#### Spill Description

**Material Spilled**   **Amount Spilled**   **Resource Affected**

gasoline                      UNKNOWN      Soil , Groundwater

**Cause:** Unknown

**Source:** Gasoline Station or other PBS Facility

**Waterbody:**

**PBS #:**

#### Record Close

**Date Spill Closed:** Not closed

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

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Department of  
Environmental  
Conservation

## Spill Incidents Database Search Details

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### Spill Record

#### Administrative Information

**DEC Region:** 3

**Spill Number:** 1705804

#### Spill Date/Time

**Spill Date:** 09/13/2017 **Spill Time:** 01:25:00 PM

**Call Received Date:** 09/13/2017 **Call Received Time:** 01:23:00 PM

#### Location

**Spill Name:** FORMER GETTY PBS 3-137820

**Address:** 11 EAST POST ROAD

**City:** WHITE PLAINS **County:** Westchester

#### Spill Description

##### Material Spilled Amount Spilled Resource Affected

gasoline UNKNOWN Soil , Groundwater

**Cause:** Other

**Source:** Commercial/Industrial

**Waterbody:**

**PBS #:**

#### Record Close

**Date Spill Closed:** 07/20/2018

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Return To Results](#)

Refine This Search

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## IPaC Information for Planning and Consultation U.S. Fish & Wildlife Service

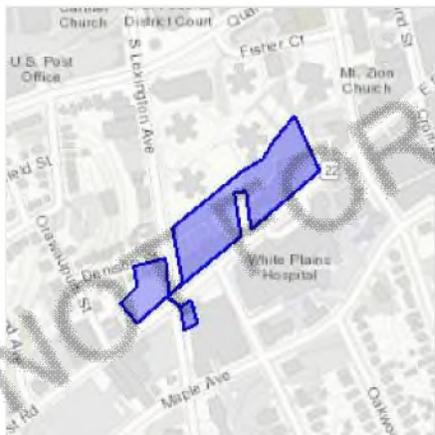
# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Westchester County, New York



## Local offices

Long Island Ecological Services Field Office

☎ (631) 286-0485

📠 (631) 286-4003

340 Smith Road  
Shirley, NY 11967-2258

New York Ecological Services Field Office

☎ (607) 753-9334

📞 (607) 753-9699

3817 Luker Road  
Cortland, NY 13045-9385

<http://www.fws.gov/northeast/nyfo/es/section7.htm>

NOT FOR CONSULTATION

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

## Listed species

<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

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1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
  2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

THERE ARE NO ENDANGERED SPECIES EXPECTED TO OCCUR AT THIS LOCATION.

# Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

[1](#) and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE")

INDICATES THAT THE BIRD DOES  
NOT LIKELY BREED IN YOUR  
PROJECT AREA.)

<p><b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a></p>	Breeds Oct 15 to Aug 31
<p><b>Black-billed Cuckoo</b> <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9399">https://ecos.fws.gov/ecp/species/9399</a></p>	Breeds May 15 to Oct 10
<p><b>Bobolink</b> <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 20 to Jul 31
<p><b>Canada Warbler</b> <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 20 to Aug 10
<p><b>Golden Eagle</b> <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1680">https://ecos.fws.gov/ecp/species/1680</a></p>	Breeds elsewhere
<p><b>Lesser Yellowlegs</b> <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9679">https://ecos.fws.gov/ecp/species/9679</a></p>	Breeds elsewhere
<p><b>Long-eared Owl</b> <i>asio otus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/3631">https://ecos.fws.gov/ecp/species/3631</a></p>	Breeds elsewhere
<p><b>Prairie Warbler</b> <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Jul 31
<p><b>Rusty Blackbird</b> <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds elsewhere

**Semipalmated Sandpiper** *Calidris pusilla*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

**Wood Thrush** *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

### Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.



<p>Lesser Yellowlegs BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)</p>	
<p>Long-eared Owl BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)</p>	
<p>Prairie Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)</p>	
<p>Rusty Blackbird BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)</p>	
<p>Semipalmated Sandpiper BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)</p>	
<p>Wood Thrush BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)</p>	

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that

may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

#### **What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

#### **How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

#### **What are the levels of concern for migratory birds?**

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

#### **Details about birds that are potentially affected by offshore projects**

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review.

Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

### Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

# Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

## Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

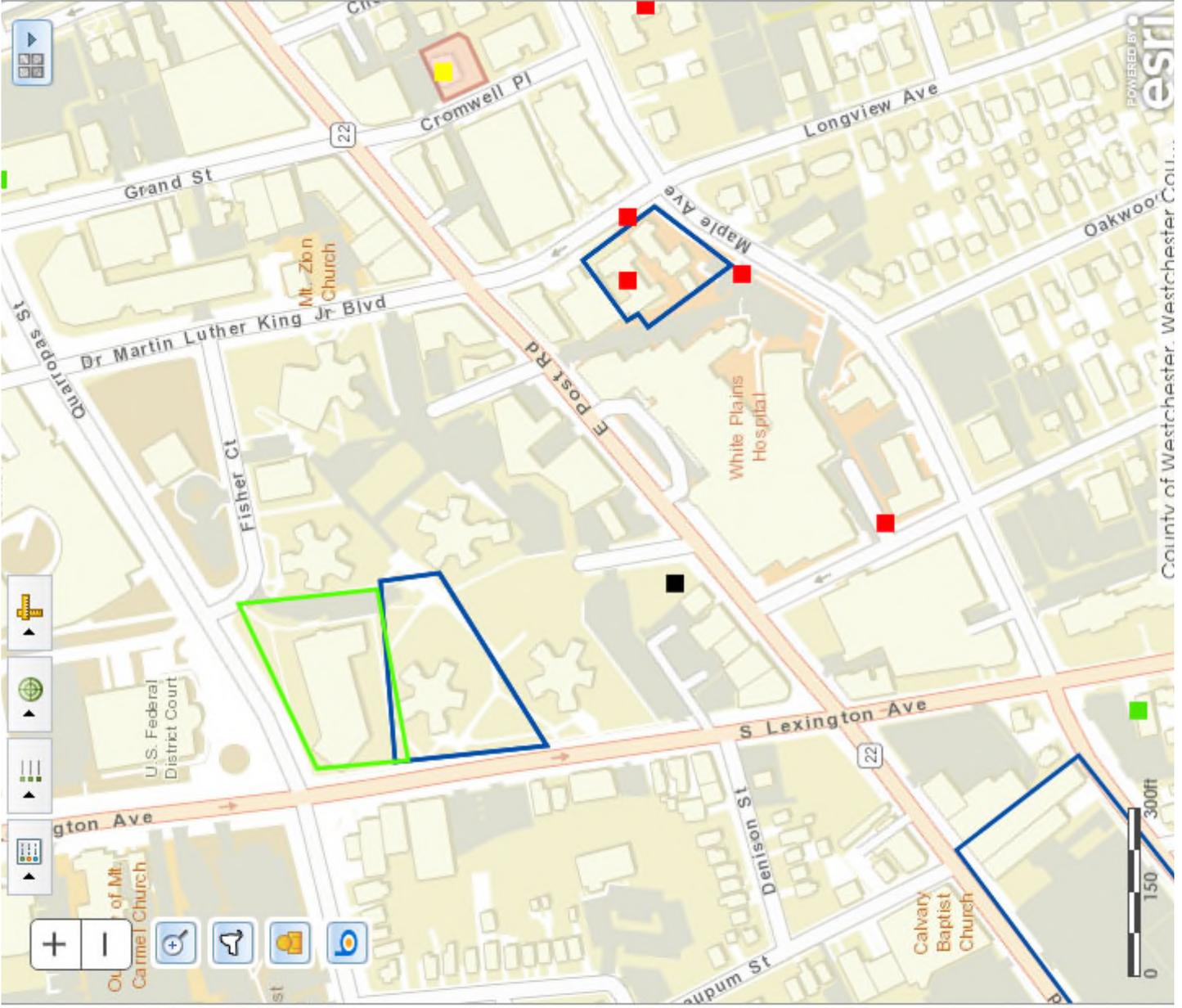
Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

## Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

## Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



Find Address

**Circle search**

Click and drag to draw the shape on the map

Circle

Polygon

**Graphic (Optional)**

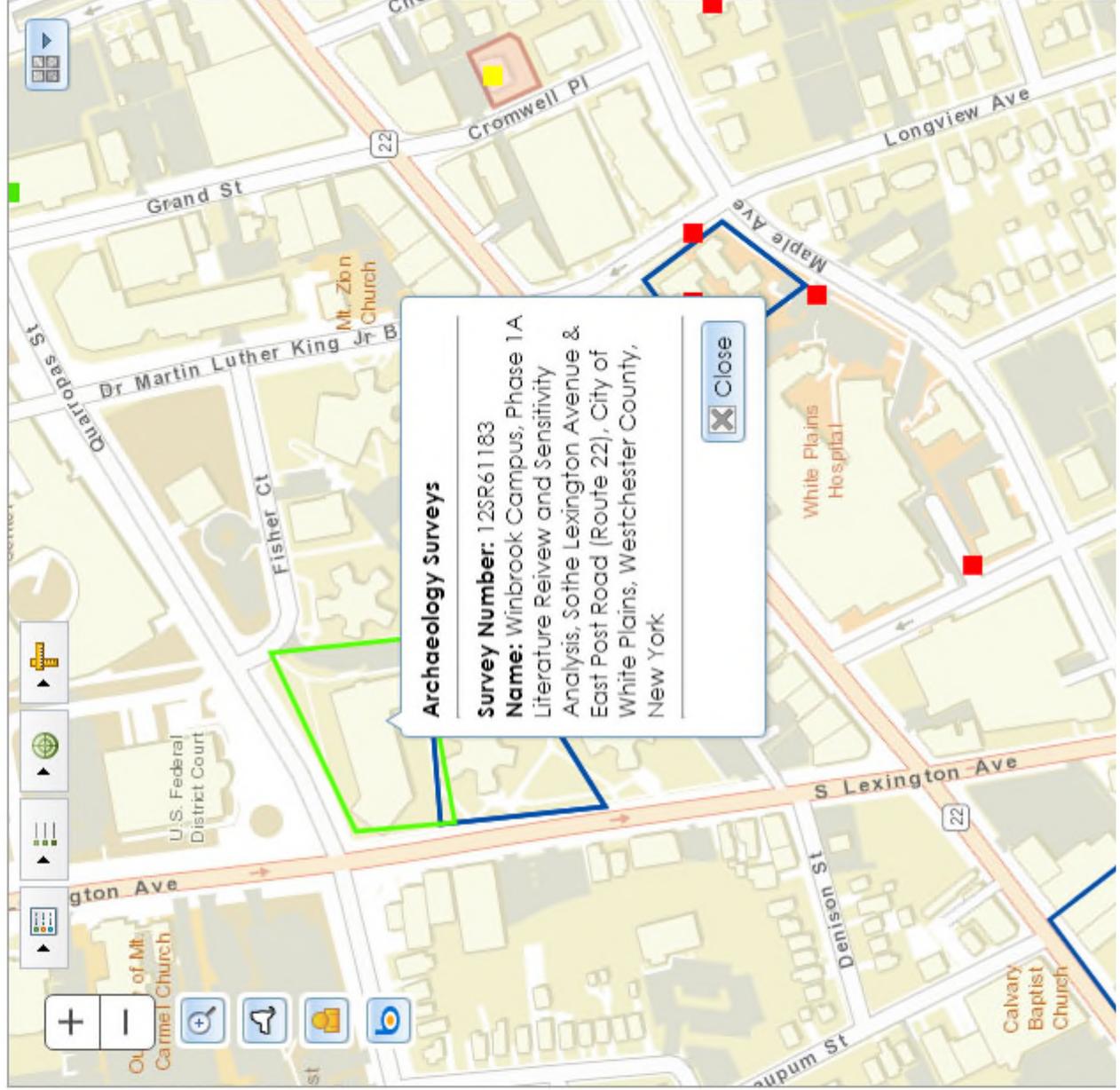
Generate Buffer

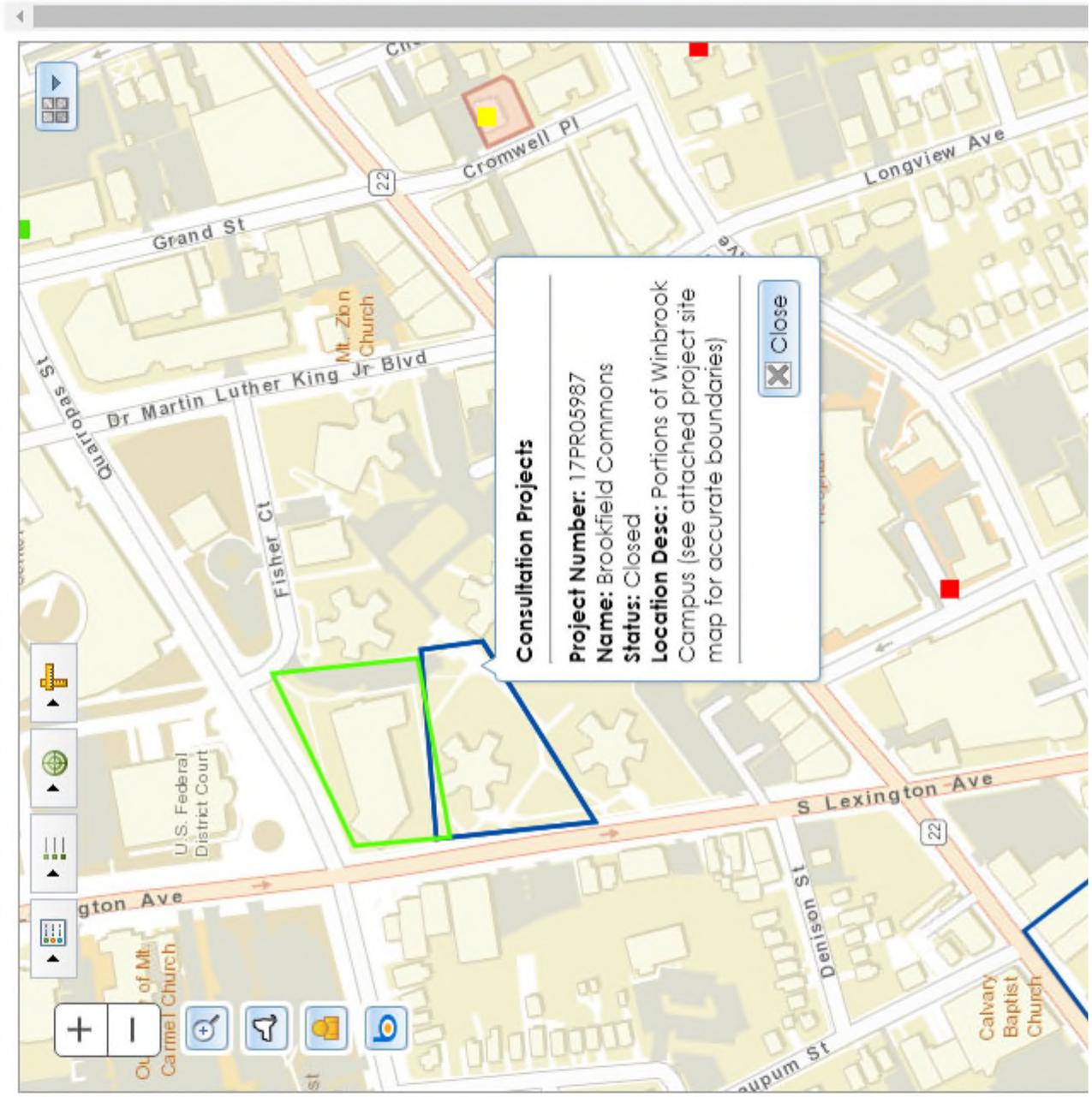
Reset



**Color your search**  
Select a color and draw the shape on the map

**Draw your graphic (Optional)**





Zoom

Find Address

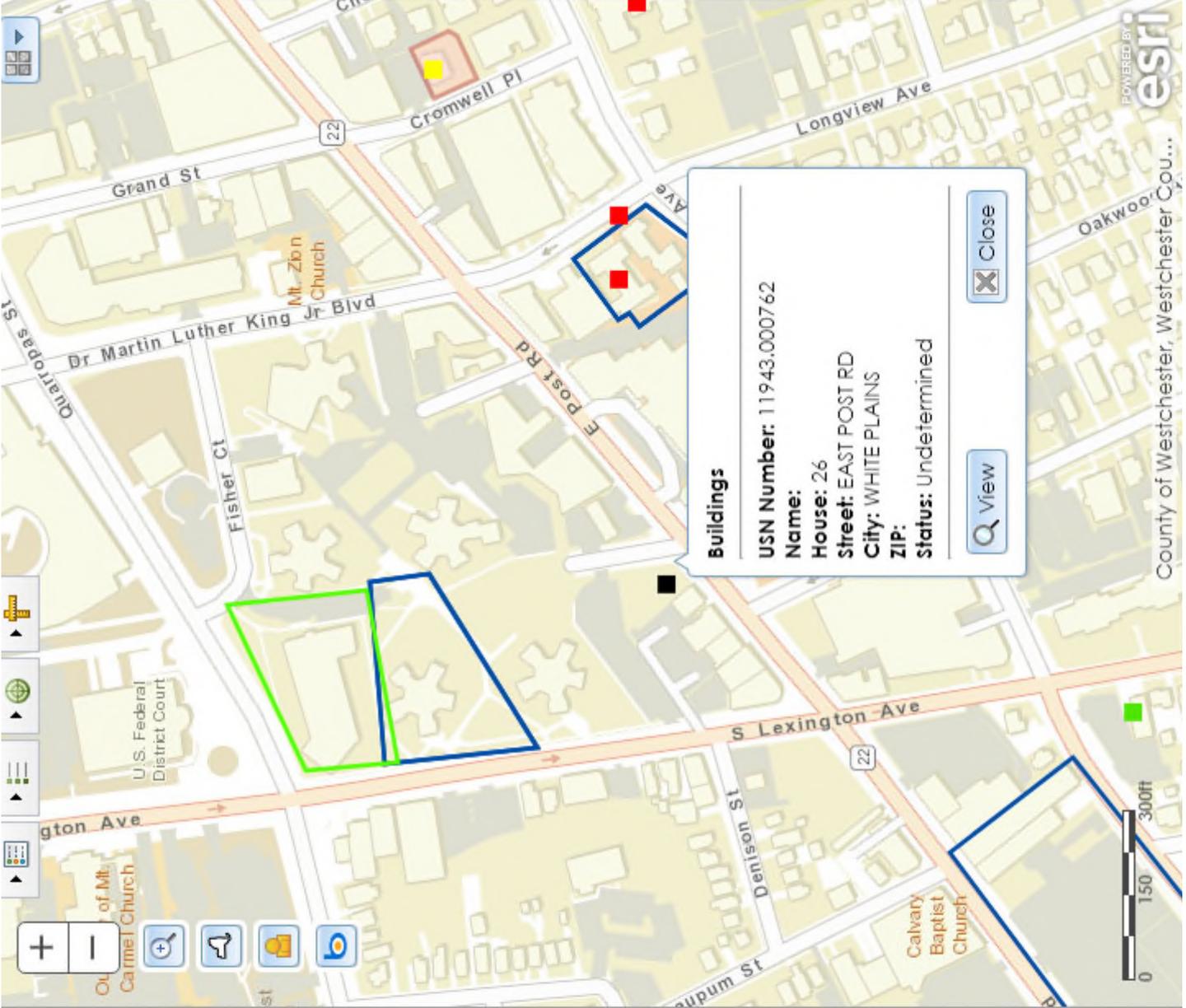
**your search**

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Circle Polygon

**your graphic (Optional)**

Generate Buffer



Zoom

Find Address

### or your search

tool and draw the shape on the map

Single  Circle  Polygon

### our graphic (Optional)

Generate Buffer

Reset



Zoom

 Find Address

### For your search

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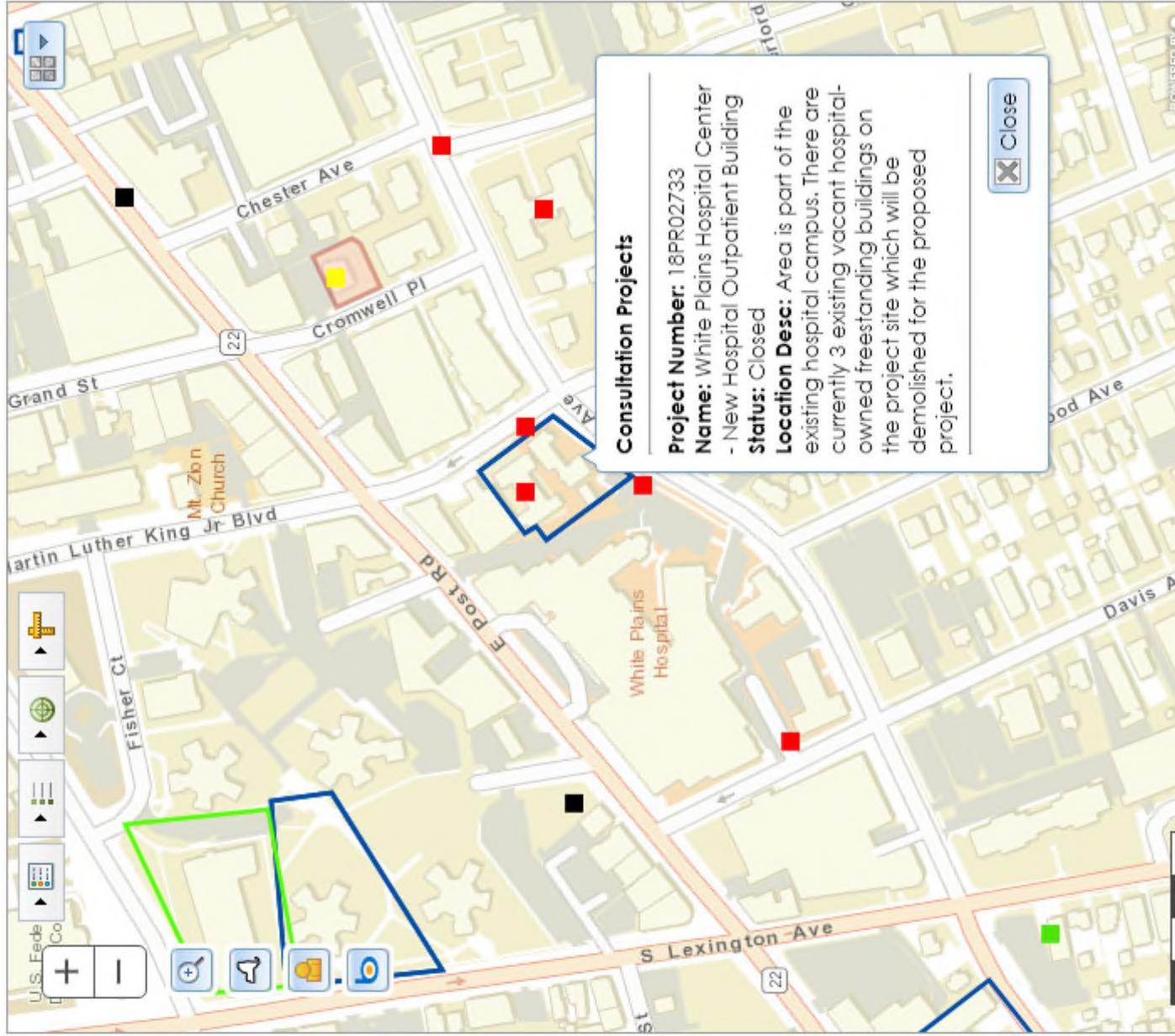
Circle

 Circle

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### For your graphic (Optional)

Generate Buffer



#### Consultation Projects

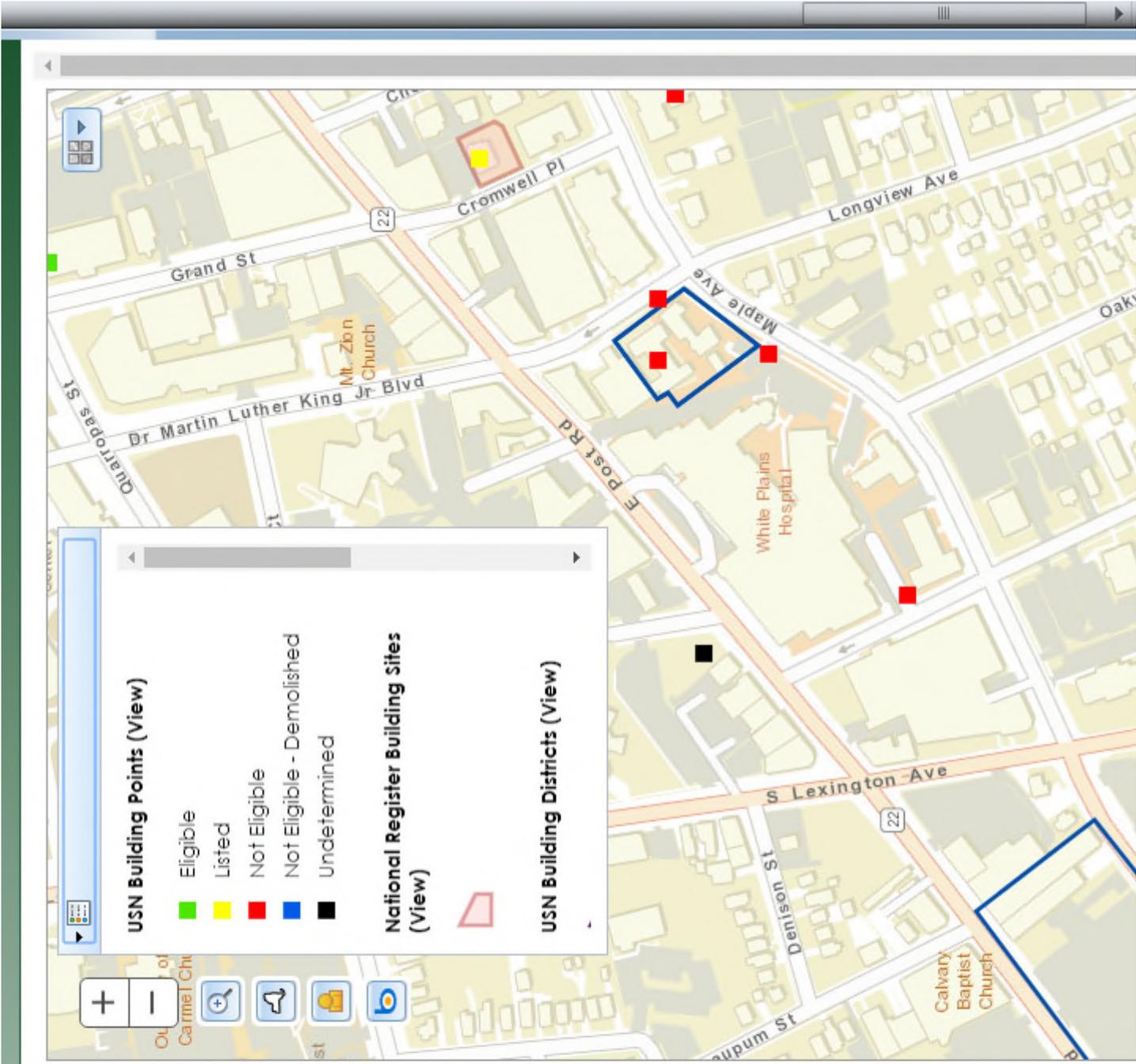
**Project Number:** 18PR02733

**Name:** White Plains Hospital Center  
- New Hospital Outpatient Building

**Status:** Closed

**Location Desc:** Area is part of the existing hospital campus. There are currently 3 existing vacant hospital-owned freestanding buildings on the project site which will be demolished for the proposed project.

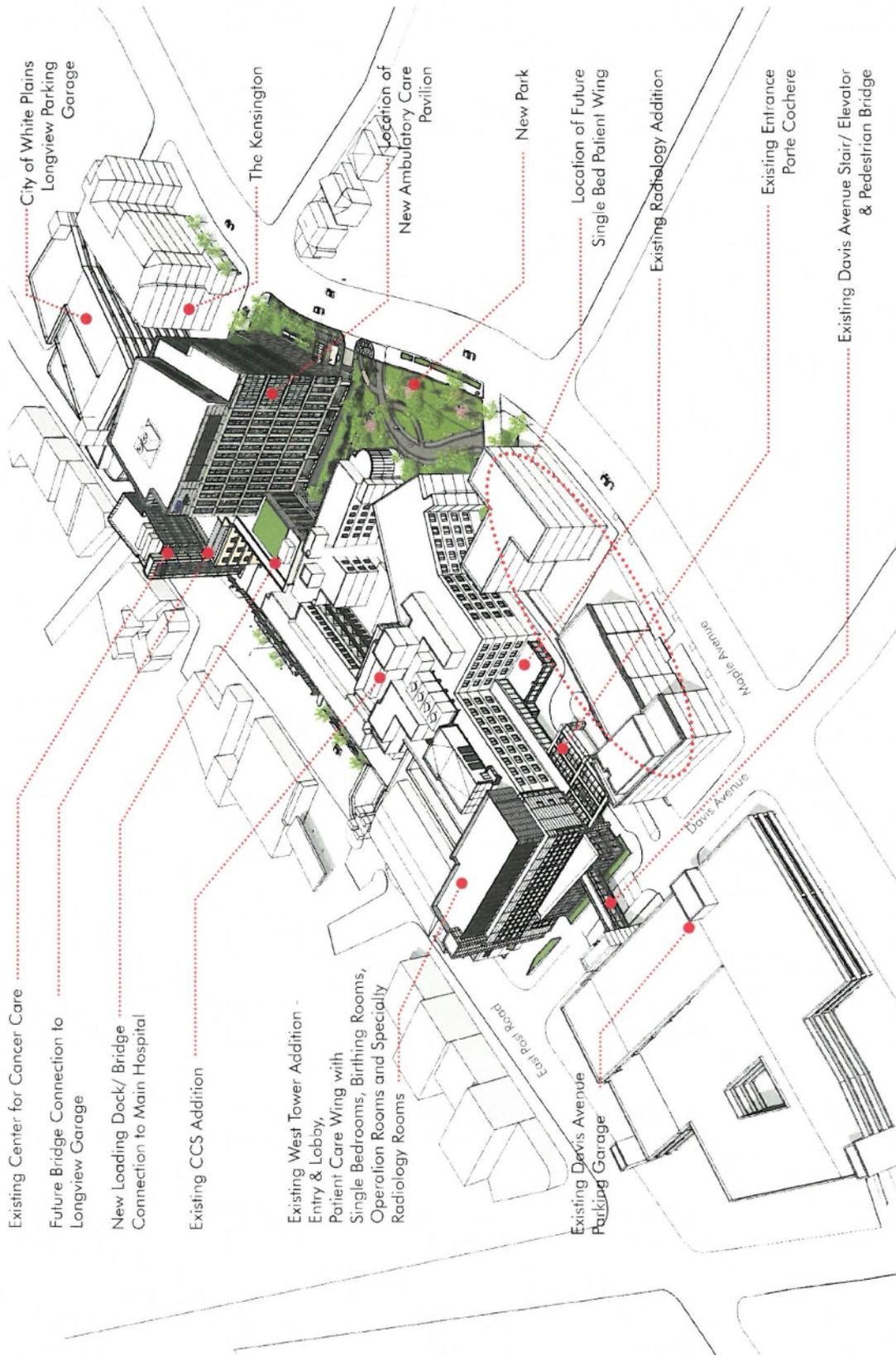
 Close



**your search**  
 click and draw the shape on the map

**your graphic (Optional)**





City of White Plains  
Longview Parking  
Garage

The Kensington

Location of  
New Ambulatory Care  
Pavilion

New Park

Location of Future  
Single Bed Patient Wing

Existing Radiology Addition

Existing Entrance  
Porte Cochere

Existing Davis Avenue Stair/ Elevator  
& Pedestrian Bridge

Existing Center for Cancer Care

Future Bridge Connection to  
Longview Garage

New Loading Dock/ Bridge  
Connection to Main Hospital

Existing CCS Addition

Existing West Tower Addition -  
Entry & Lobby,  
Patient Care Wing with  
Single Bedrooms, Birthing Rooms,  
Operation Rooms and Specialty  
Radiology Rooms

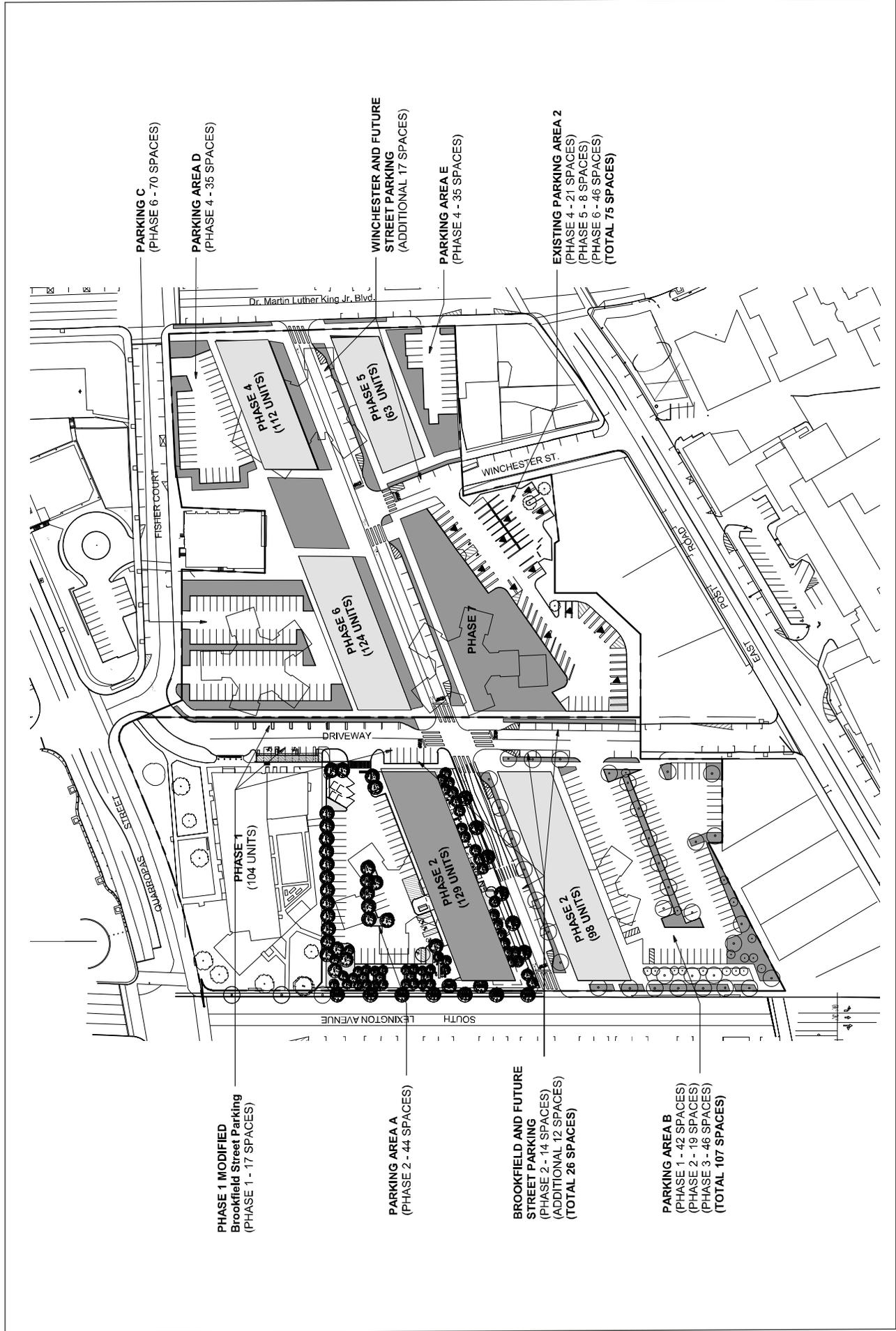
Existing Davis Avenue  
Parking Garage

East Post Road

Davis Avenue

Maple Avenue

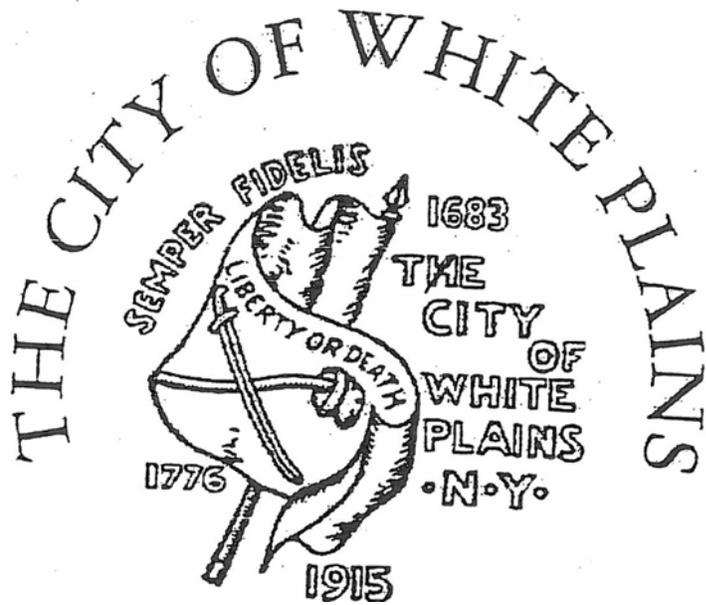
2018 REVISED MASTER PLAN



Brookfield Commons Conceptual Master Plan  
Figure 2c

**RELEVANT  
PORTIONS OF  
THE CITY OF  
WHITE PLAINS  
COMPREHENSIVE  
PLAN**

**2006 REVISION  
to the  
1997 COMPREHENSIVE PLAN**



**July 11, 2006**

with Common Council Amendment dated August 6, 2012

**2006 REVISIONS OF THE 1997 COMPREHENSIVE  
PLAN CITY OF WHITE PLAINS**

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areas protected by easement restrictions with Burke Rehabilitation Center and New York Hospital. (Ongoing.)

- Enhance landscaping on publicly-owned property along Mamaroneck Avenue from Bryant Avenue to the City line, including median landscaping, to improve the aesthetic quality of this critical entry corridor. (Westchester County has upgraded the medians and median landscaping on Mamaroneck Avenue.)
- Preserve environmental and open space features along Mamaroneck Avenue and all other roadways in its vicinity, including Rosedale Avenue, Ridgeway, Bryant Avenue, and Old Mamaroneck Road; including stone walls, mature trees and other elements of the natural and man-made environment. (Preservation required as part of any approval.)

For discussion of the nursery properties, see Major Properties: Mamaroneck Avenue Nurseries.

**f. New 2006 Comprehensive Plan Update Strategies**

No new strategies proposed.

**2.POST ROAD**

**a. Vision Statement**

*The Plan envisions the Post Road corridor as an attractive mixed use gateway to the City. To the south, near the Scarsdale municipal boundary, a mix of well-landscaped, new and upgraded low and medium density residential properties would be linked by stone walls and upgraded public infrastructure. Revitalized commercial areas beginning north of the intersection with Maple Avenue would be enhanced with new attractive facades and signage, well-designed and appropriately scaled new development, and new pedestrian-oriented public infrastructure which establishes a design theme for the corridor. The continued importance of the White Plains Hospital and the Winbrook housing community are also key to the vision for Post Road, with improved connections and complementary land uses which avoid residential impacts. The abutting lower density residential neighborhoods would be protected by maintaining and enhancing existing natural buffers and strictly controlling traffic and parking generated by corridor commercial uses.*



**b. 1997 Overview**

The following overview was presented in the 1997 Plan:

The Post Road corridor as referenced in the Comprehensive Plan extends from the Scarsdale Village line to Mamaroneck Avenue, and includes Maple Avenue, which provides an alternative access to

Mamaroneck Avenue. The corridor encompasses the White Plains Hospital, the Winbrook public housing complex, the Coachman Family Center, the Open Arms Shelter, and various residential, retail and office uses along its 1.25-mile length.

Although the uses in the corridor are generally consistent with existing zoning, the intensity of development is most often less than what is permitted, and the mix of uses does not necessarily meet the needs of the residents and major uses in the area of the corridor.

**c. 1997 Analysis**

The land use and zoning patterns provide an initial basis for analysis of conditions in the Post Road corridor. In order to be comprehensive, however, such an analysis must also consider: the physical condition of the buildings and public infrastructure; the manner in which various areas within the corridor relate to each other, both functionally and economically; and the relationship of the Post Road corridor to adjacent neighborhoods and to the Core Area.

Pertinent planning factors which were set forth in the 1997 Plan are repeated below:

1) **1997 Visual Image** - Post Road serves as a major entryway into the City for traffic from the southwest headed to the Core Area; to the White Plains Hospital Center; or to the Fisher Hill, Prospect Park, Soundview and Highlands neighborhoods. As such, the visual image of this corridor impacts significantly on how White Plains is viewed by residents and visitors alike. Existing visual conditions within the corridor are seriously deficient. These conditions relate to both private property (private residential property, storefronts, signage, parking areas, etc.) and public elements (sidewalks, curbs, lighting, street trees, etc.), and need to be addressed throughout the corridor as part of its overall comprehensive revitalization program. The entry portal at the Scarsdale line, the intersection of Post Road and Maple Avenue, and the corner of South Lexington Avenue and Post Road (which marks the beginning of the hospital area) are the key locations where special design treatment is necessary.

2) **1997 Land Use Compatibility**

i) **Post Road School** - The Post Road School serves important functions, both locally and citywide. Approaching from the south, it is a major landmark which has undergone extensive improvements to its building and grounds in recent years. The school building and grounds are also a recreational resource for the City's baseball, soccer and basketball programs, and for the surrounding neighborhoods on an informal basis.



These aesthetic and recreational roles supplement the school's basic educational function. In combination, they reinforce the vital nature of the Post Road School in understanding the life of the area and in planning for its future.

ii) **Nursing Homes** - The Post Road corridor contains two nursing homes: the Nathan Miller Center at Quinby Avenue, and the Beth Israel/Schnurmacher Home at Tibbits Avenue. Both are well-

maintained, and the Beth Israel property has a highly visible landscaped area facing Post Road. These facilities are important sources of jobs for local residents. Their staffs and visitors are also customers for neighborhood businesses.

- iii) **Neighborhood Commercial Centers** - The section of Post Road between Sterling Avenue and Rathbun Avenue functions as a commercial center for the surrounding neighborhoods. The retail and service uses (delicatessen, cleaners, card store, bank, video store, etc.) serve a variety of local needs. The recently expanded and reconstructed service station and food mart reinforce the area's role for convenience shopping. The shopping area is served by both on- and off-street parking, including a small municipal lot.

Many of the storefronts in this section have been upgraded and generally present a good aesthetic image. The public infrastructure and appearance of parking areas, however, represent important opportunities for improvements.

The uses proximate to the Post Road/South Lexington Avenue intersection also provide local shopping. The stores closest to the Winbrook public housing complex are an important neighborhood focus, but do not provide the full range of products and services which are needed by local residents. Revitalization of the area needs to address developing a mix of retail uses that better serve the Winbrook neighborhood and the White Plains Hospital Center. A number of the businesses along Post Road cater to the City's growing Hispanic population. The area generally requires physical improvements both to the buildings and the public infrastructure.

- iv) **Automobile Dealerships** - The concentration of automobile dealerships along Post Road is an important element of the local economy. Despite the proximity of these operations, they do not present a unified image. It is necessary to create a more attractive and coordinated streetscape.

The vacant lot at the corner of Post and South Lexington is periodically utilized for vehicle storage by a nearby dealership. This is not an appropriate long-term use for this site, which should be zoned to accommodate uses which complement the surrounding residential neighborhoods.

- v) **Other Commercial Uses** - In addition to neighborhood shopping and automobile dealerships, the corridor includes a mix of other commercial uses, both to the east and the west of South Lexington Avenue. Problems with some of these uses include inadequate parking, unattractive facades, and the conditions of sidewalks and curbs, as well as the above-ground electric and telephone lines.

- vi) **White Plains Hospital Center** - The hospital is a major institutional use and one of the largest employers in the City. In recent years, it has undergone significant expansion, with future additions planned or in the approval process. The most recent wing added at the corner of Davis Avenue and Post Road, the Flanzer Pavilion, orients the hospital complex entryway and emergency room toward Post Road. East of the Hospital on Longview, the Hospital is developing a new cancer treatment center. These new facilities reinforce the hospital as the major activity center in the corridor.

Presently, the hospital controls nearly the entire block bounded by Maple Avenue, Davis Avenue, Post Road and Longview Avenue. West of Davis, the hospital's recently expanded - but still

insufficient - parking garage extends its holdings as far as South Lexington Avenue. The remaining non-hospital buildings which share the block with the garage include retail, service, and office uses, and a gasoline station; over time, some or all of these could be converted or adapted for hospital-related uses, including additional parking.

North on Post Road, between South Lexington Avenue and Longview Avenue, there are three block frontages, zoned B-3 Intermediate Business. From South Lexington to Brookfield Street, the buildings contain first-floor retail uses, predominantly oriented toward neighborhood shopping needs, some with apartments above. East of Brookfield, the businesses are generally automobile-oriented. All three blocks back up to Winbrook and are relatively shallow, typically about 150 feet in depth. By location, these three blocks would be well-suited to accommodate uses which would benefit from proximity to the hospital and Winbrook. Expansion of such uses would, however, be constrained by:

- The configuration of the properties.
- The limited availability of parking.
- The need to preserve affordable rental housing and neighborhood-based stores present in some of the buildings.
- The need to design development so as not to negatively impact on the adjacent Winbrook development.

Redevelopment in any of these three blocks should recognize and account for these constraints. To the east of the hospital block across Longview Avenue is a municipal parking lot which abuts a private medical office building at the corner of Longview and Post, and a vacant lot at the corner of Maple and Cromwell Place. The at-grade parking lot and the vacant lot create the potential for developing additional parking to serve businesses and hospital-related uses in this section of the corridor, and to attract additional hospital-related uses.

**vii) Homeless Facilities** - The corridor contains two facilities serving the homeless population: the Coachman Family Center, at Chester Avenue, and the Open Arms Shelter, near Dr. Martin Luther King, Jr. Boulevard. The substantial number of children in the Coachman had very little outdoor play area until recently. This has been partially addressed by construction of a new playground. Developing a plan with the County to more fully meet the recreational needs of these children is critical. If adequate recreational opportunities are not provided for the children, the negative impacts could be substantial. Future use of the Coachman Hotel, if and when it is terminated by the County as a transitional housing facility, should be consistent with surrounding uses.

**3) 1997 Traffic** - In addition to local traffic, Post Road, Maple Avenue, South Lexington Avenue and Dr. Martin Luther King, Jr. Boulevard are important access routes to and from the Core Area and White Plains Hospital. As a result, a number of the area's intersections are heavily utilized, in some cases presenting difficulties for pedestrian movement. Intersections of particular concern are Post and Maple, Post and South Lexington, Post and Grove, Maple and South Lexington, and Maple and Davis.

Post Road has four moving lanes and carries significant traffic volumes. In some locations, these lanes are narrow; in other areas, on-street parking and curb cuts limit the efficiency of the roadway. While Maple Avenue provides an important alternative route to Mamaroneck Avenue destinations, there are no other options for motorists entering the City from the Scarsdale area which would not divert traffic through nearby residential areas. As a result, future planning must maintain acceptable levels of service at intersections on Post Road and Maple Avenue, while creating opportunities for redevelopment of selected sites with safe access, egress and traffic movement.

Post Road is a County road. As such, improvements to the road and curbs, and changes to, or the addition of, curb cuts, require County approval. The County should participate in funding the improvements. In addition to being a County road, Post Road serves as a major access road to important County office buildings, including 112 East Post Road, the Michaelian Building, the County Courthouse and the District Social Services Office.

**d. 2006 Comprehensive Plan Update**

The 1997 Plan Vision for the Post Road Corridor remains valid in 2006. Minor changes to existing strategies have been made. The area most likely to change is the area from Rathbun Avenue to Cromwell Place. This section of Post Road poses a number of issues for the City, as it is an area that is clearly likely to be subject to redevelopment pressure. This area abuts the Post Road/S. Lexington Urban Renewal Area and White Plains Hospital to the east. It abuts the neighborhoods of Upper Highlands and Fisher Hill to the south and north respectively, and it abuts the neighborhood business area and Fisher Hill neighborhood to the west.

The City has announced the preparation, with the residents of the area, of a redevelopment plan for the area including the Post Road/S. Lexington Avenue Urban Renewal Area, the Phase I and Phase II of the East Post Road Urban Renewal Area, and the Post Road Corridor between Mamaroneck and Rathbun Avenues.

**e. 1997 Strategies Updated to 2006**

The following strategies in regular typeface were put forth in 1997 to realize the vision for the Post Road Corridor and address the issues raised in the 1997 analysis. The underlined text addresses the issues and recommendations of the 2005/2006 Comprehensive Plan Review.

**1) Post Road from City Line to Sterling Avenue**

- Improve the quality of the existing housing stock in this section of the corridor by eliminating over occupancies and by continuing to enforce building codes and zoning. (Continuing with Safe Housing Task Force.)
- Encourage redevelopment of selected deteriorated residential properties in accordance with the recently adopted RM-1.5T residential townhouse zone. (Implemented to date at 319-331 Post Road and the SHORE Project.)
- Preserve existing residential densities and the character of abutting residential neighborhoods. (Implemented with 2001 zoning amendments.)

- Prohibit additional institutional uses, and limit expansion of existing uses to a level which is compatible with the surrounding neighborhood. (Ongoing.)
- Wherever possible, provide natural buffers between commercial uses on Post Road and the abutting residential properties. (Ongoing.)

## **2) Post Road Neighborhood Business Area**

- Maintain the existing commercial density of the neighborhood shopping area near the Post Road- Maple Avenue intersection, which serves both as a retail center for the nearby residential neighborhoods and as the visual entrance to White Plains for this corridor. (B-2 Zone confirmed with 2001 zoning amendments.)
- Prohibit expansion of auto-related and heavier commercial uses into this neighborhood business area. (B-2 Zone confirmed with 2001 zoning amendments.)
- Prohibit expansion of neighborhood business uses and accessory uses into the abutting residential area, and limit their associated impacts, such as parking and traffic. (Ongoing.)
- Preserve the private accessory parking lot, which is located in a residential zone, but which is needed by the adjacent stores along this section of Post Road. (Ongoing.)

## **3) Post Road from Rathbun Avenue to South Lexington Avenue**

- Limit the spillover of commercial parking into the abutting residential neighborhood by ensuring that all changes to, and redevelopment of, existing commercial uses in this section of the corridor include adequate off-street customer and employee parking. (Part of proposed Post Road/S. Lexington Neighborhood Strategy Area. See new strategy below.)
- Ensure that development or redevelopment of automotive dealerships in this block is in accordance with an overall plan for development from Post Road to Maple Avenue. (Part of proposed Post Road/S. Lexington Neighborhood Strategy Area. See new strategy below.)
- Require that the redevelopment of properties between Post Road and Maple Avenue treat both Post Road and Maple Avenue as frontages with appropriate landscaping, fencing and building, and parking lot design. (Part of proposed Post Road/S. Lexington Neighborhood Strategy Area. See new strategy below.)

## **4) Post Road from South Lexington Avenue to Mamaroneck Avenue**

- Encourage development of retail uses near the South Lexington intersection which serve the needs of local residents, as well as those of hospital employees and visitors. (Part of proposed Post Road/S. Lexington Neighborhood Strategy Area. See new strategy below.)
- Encourage redevelopment of the northwest corner of Post Road and South Lexington Avenue and adjacent properties with land uses that relate to the surrounding residential neighborhoods, including Winbrook and Fisher Hill, as well as to the hospital. This block should not

be redeveloped with exclusively hospital-related uses. Ground-floor retail with medically-related uses above should be considered. (Part of proposed Post Road/S. Lexington Neighborhood Strategy Area. See new strategy below.)

- Encourage upgrading of retail uses in the small retail strip along South Lexington with uses that better serve the Winbrook and Fisher Hill neighborhoods. (Part of proposed Post Road/S. Lexington Neighborhood Strategy Area. See new strategy below.)
- Consider acquisition of an existing lot on South Lexington Avenue for utilization as a public parking area to serve small retail businesses.
- Limit the spillover of traffic and parking impacts from the White Plains Hospital into the Highlands neighborhood by supporting the expansion of White Plains Hospital within its block, consistent with a Hospital Master Plan. (New 700+-space parking garage, to be constructed jointly by City and Hospital, is planned for existing Longview Parking Lot Area.)
- Prohibit expansion of medically-related uses, including parking and conversion of residences to medical offices, into the Highlands neighborhood. (See also recommendations for Close-In Neighborhoods.) (Ongoing.)
- C Promote the integration of the Winbrook neighborhood into the Post Road corridor by redeveloping the north side of Post Road in a manner which provides pedestrian access and visual corridors to and from the housing. Encourage new uses in this area which are complementary to Winbrook. (Part of proposed Post Road/S. Lexington Neighborhood Strategy Area. See new strategy below.)
- Encourage hospital-related development which meets both hospital and neighborhood needs by creating land use and development regulations that encourage a mix of medically-related and retail uses along this section of the corridor. (Part of proposed Post Road/S. Lexington Neighborhood Strategy Area. See new strategy below.)
- Work with the hospital to deck the Longview municipal parking lot to provide increased parking for users of Post Road businesses and the hospital, and to permit construction of medically-related uses over the parking structure. Such uses could include medical offices, staff housing and hospital administrative functions that do not need to be performed in the main building. (New 700+-space parking garage, to be constructed jointly by City and Hospital, is planned for existing Longview Parking Lot Area.)

f. **2006 Comprehensive Plan Update New and Revised Strategies**

- Maintain the public improvements, including sidewalks, lighting, and landscaping, installed in this area, which establish a design theme for the Post Road corridor. (New sidewalks, trees and lights installed on Post Road.)
- Maintain the facade and signage upgrade program that has been established for commercial properties. (CDBG facade program established.)

- Maintain the signage and lighting design standards and controls established for this area which are more appropriate to the character of the corridor as it passes through residential neighborhoods. Business uses abut low density residential areas, and the signage and lighting should be in keeping with, and not negatively impact on, these residential uses. (CDBG facade program established.)
- \* The small garden at the intersection of Post Road and Maple Avenue, on which the recently restored Veterans Memorial is located, should be upgraded, possibly with the assistance of the Beautification Foundation.
- \* The protection of the residential neighborhoods and the enhancement of the Winbrook area are crucial to any redevelopment of this area. Therefore, the following strategies must be maintained:
  - \* Limit the spillover of commercial parking into the abutting residential neighborhood by ensuring that all changes to, and redevelopment of, existing commercial uses in this section of the corridor include adequate off-street customer and employee parking.
  - \* Ensure that development or redevelopment of automotive dealerships in this block is in accordance with an overall plan for development from Post Road to Maple Avenue.
  - \* Redevelopment of automotive dealerships should consider the need for additional hospital and medically-related uses, housing, or mixed use for this area.
  - \* For any development in this area having two fronts - along both Maple Avenue and Post Road - require that the redevelopment of properties between Post Road and Maple Avenue treat both Post Road and Maple Avenue as frontages, with appropriate landscaping, fencing and building and parking lot design.



*Winbrook*

- \* The City has announced the preparation, with the residents, business owners, religious leaders, Housing Authority and Hospital, of a Revitalization Strategy Plan for the Post Road/S. Lexington Urban Renewal Area and the adjacent area along East and West Post Road, including White Plains Hospital and the proposed Longview municipal parking garage. This plan should address housing, local business and hospital needs, needs of the Winbrook community, Slater Center, and public infrastructure. In consultations with the area stakeholders, the City should develop a neighborhood strategy area plan for this area, as was done for the Ferris Avenue neighborhood in 1998. The Plan should include, among other things, the following:
  - \* Housing needs and options;
  - \* Business needs, including parking and façade improvements;
  - \* Public facilities, including evaluation of how Slater Center can best serve the area and the City;
  - \* Changing land uses and demand for new uses;

- \* Any possible zoning changes;
- \* The needs of houses of worship in the area;
- \* Upgrading of physical environment on both private and public property; and
- \* Identification of both public and private resources that are available to help bring about changes agreed to in Revitalization Strategy Plan.

### **3. TARRYTOWN ROAD/CENTRAL AVENUE**

#### **a. Vision Statement**

*The striking views of the City's skyline and the distinctive boulevard ambiance of Tarrytown Road are essential elements of the image of the City as seen from the west. Critical to this image is the preservation of the residential character of the Battle Hill neighborhood, which is surrounded on three sides by major roadways: Central Avenue, Tarrytown Road and the Bronx River Parkway.*

*The Plan's vision for Tarrytown Road is a tree-lined boulevard, paralleled on the west by an open space corridor at the foot of Battle Hill and on the east by additional parkland along the Bronx River Parkway. Although the parkway reservation is outside the City's direct jurisdiction, the Plan envisions the development of the Dr. Martin Luther King, Jr. Boulevard Extension and improvements to the parkway that will create opportunities for expanding parkland and creating an attractive pedestrian focus around the County Center. Beyond the open space corridor, heavily landscaped natural buffers between residential development and the existing roadway will protect these and the Battle Hill neighborhood from the traffic and noise impacts of Tarrytown Road.*

*The vision for Central Avenue is of an economically vital commercial corridor, with well-designed building facades and signage, enhanced landscaping, sufficient off-street parking, and improved traffic circulation which enables traffic traveling to and from the Core Area to move efficiently, without crossing through the Battle Hill neighborhood.*

#### **b. 1997 Overview**

The following overview was presented in the 1997 Plan:

Tarrytown Road (NYS Route 119) is a major gateway to the City of White Plains, in addition to being a valuable open space resource at the edge of a residential community. In part, it parallels the Bronx River Parkway and connects the Core Area of White Plains to the Central Avenue commercial strip and the Westchester County Center.

#### **c. 1997 Analysis**

Although it is relatively short, the Tarrytown Road/Central Avenue corridor's important gateway function warrants careful attention to visual character and urban design issues. Its central location also suggests appropriate mass-transit-oriented development, such as residential uses within walking distance of the Metro-North Railroad Station. Accommodating both of these objectives will require a creative approach in planning for the parcels which the City now controls. Portions of the frontage should have additional landscaping to enhance the boulevard appearance of this entrance to the City, and to act as a buffer for existing and future residences to the west.

**HEARING  
TRANSCRIPT AND  
SUBMISSIONS**

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CITY OF WHITE PLAINS  
URBAN RENEWAL AGENCY BOARD

-----X  
PUBLIC HEARING: Re: To Consider the  
Proposed Acquisition by Condemnation of  
Certain Real Property Located in the City  
of White Plains, Pursuant to Article 2 of  
the New York Eminent Domain Procedure Law

September 5, 2019 - 10:05 A.M.  
at  
City of White Plains  
Corporation Counsel  
255 Main Street  
White Plains, New York 10601

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B E F O R E :

HONORABLE THOMAS M. ROACH, Chair  
NORMAN DICHIASA, Board Member  
JAMES GLATTHAAR, Board Member  
DANIEL MORIARTY, Board Member

ALSO PRESENT:  
JOHN CALLAHAN, ESQ., White Plains  
Corporation Counsel

CHRISTOPHER GOMEZ, Planning Director, City  
of White Plains  
SHAWN GRIFFIN, ESQ., Special Counsel,  
Harris, Beach PLLC

THE PUBLIC THE PRESS

PROCEEDINGS

1  
2 CHAIRMAN ROACH: I call the  
3 meeting of the Urban Renewal Agency  
4 to order at 10:05 a.m. We'll move to  
5 roll call.

6 MR. GOMEZ: Mr. Dichiasa.

7 MR. DICHIASA: Here.

8 MR. GOMEZ: Mr. Moriarity.

9 MR. MORIARTY: Here.

10 MR. GOMEZ: Mr. Glatthaar.

11 MR. GLATTHAAR: Here.

12 MR. GOMEZ: Chairman Roach.

13 CHAIRMAN ROACH: Here. The  
14 first item on our agenda is a public  
15 hearing to consider the proposed  
16 acquisition by condemnation of  
17 certain real property located in the  
18 City of White Plains, pursuant to  
19 Article 2 of the New York Eminent  
20 Domain Procedure Law. Is there a  
21 motion to open the public hearing.

22 MR. GLATTHAAR: So moved.

23 MR. MORIARTY: Second.

24 CHAIRMAN ROACH: All in favor?

25 (Chorus of ayes)

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CHAIRMAN ROACH: Opposed?

(No response)

CHAIRMAN ROACH: The hearing is open. We are here today on the fifth day of September, 2019 at 10:00 a.m. at the Common Council Chambers located at 255 Main Street, in the City of White Plains, to open and conduct a public hearing concerning the proposed acquisition, as such term is defined under the New York Eminent Domain Procedure Law, hereinafter referred to as the EDPL, by the City of White Plains Urban Renewal Agency, or as otherwise referred to as the Agency, of certain real property, as such term is defined under the EDPL, comprising thirteen tax parcels and approximately 4.18 acres.

I would now like to introduce Shaw Griffin, special counsel to the White Plains Urban Renewal Agency, to outline procedures in connection with

PROCEEDINGS

1  
2 today's public hearing.

3 Mr. Griffin.

4 MR. GRIFFIN: Thank you very  
5 much. The public hearing is being  
6 conducted pursuant to the EDPL in  
7 order to inform the public and to  
8 review the public use to be served by  
9 the proposed acquisition of the  
10 parcels, the parcels will be in a  
11 moment, and the impact on the  
12 environment and neighboring  
13 residents.

14 In accordance with the EDPL,  
15 notice of this public hearing was  
16 duly published in the Journal News on  
17 August 23rd, 24th, 25th and 26th and  
18 27th, 2019 as required by the EDPL.  
19 Such notice is hereby submitted and  
20 entered into the record of this  
21 public hearing as Exhibit A. I'll  
22 hand this to the stenographer as  
23 Exhibit A.

24 (Exhibit A handed)

25 MR. GRIFFIN: Any person in

## PROCEEDINGS

1  
2 attendance at this public hearing  
3 will be given a reasonable  
4 opportunity to present oral or  
5 written statements and to submit  
6 other documents concerning the  
7 Agency's proposed acquisition of the  
8 parcels. If you would like an  
9 opportunity to speak at this public  
10 hearing or to submit a written  
11 statement or other documents, please  
12 sign in at the sign-in table.

13 There's a sign-in sheet that looks  
14 like this. If you have not done so  
15 and would like to speak, please sign  
16 in. Names will be called in the  
17 order in which they are signed in.

18 Persons unable to attend this  
19 public hearing, or persons in  
20 attendance, may submit to the Agency,  
21 after this public hearing, any  
22 written statements or other related  
23 documents regarding the Agency's  
24 proposed acquisition of the parcels.  
25 Any written statements and/or other

## PROCEEDINGS

1  
2 documents will become part of the  
3 public hearing record. However, they  
4 must be submitted to the City of  
5 White Plains Urban Renewal Agency,  
6 care of Chris Gomez, who sits to my  
7 left, Executive Director of the  
8 Agency, 70 Church Street, White  
9 Plains. Comments received after the  
10 close of business on Monday,  
11 September 16th, 2019 will not be  
12 considered. Between today and  
13 Monday, September 16th, you will have  
14 an opportunity to put in additional  
15 written comments.

16 The hearing is not a question  
17 and answer session. It is, instead,  
18 an opportunity to present comments  
19 and/or objections to the Agency  
20 regarding the proposed acquisition of  
21 the parcels so that such comments or  
22 objections may be considered by the  
23 Agency when it makes its  
24 determinations and findings as  
25 required by the EDPL.

## PROCEEDINGS

1  
2 A record of this hearing is  
3 being made, including written  
4 statements submitted. When  
5 available, copies of such record will  
6 be available to the public for  
7 examination without cost during  
8 normal business hours at the Agency's  
9 office in 70 Church Street, White  
10 Plains. And will also be available  
11 at the White Plains City Clerk's  
12 office and the Westchester County  
13 Clerk's office. And copies of such  
14 records will be reproduced upon  
15 written request to the Agency and  
16 payment of the cost thereof. Written  
17 requests for such record should be  
18 addressed to the attention of Mr.  
19 Christopher N. Gomez, Executive  
20 Director of Urban Renewal Agency, 70  
21 Church Street.

22 A map of the location and  
23 description of the parcels is also  
24 available for viewing in this room,  
25 and copies are available for you to

PROCEEDINGS

1  
2 take out at the sign-in table. We  
3 have large placards of the map, and  
4 there are paper versions at the table  
5 too.

6 I will now allow a  
7 representative of the Agency to  
8 continue with the public hearing.

9 MR. GOMEZ: Thank you. Good  
10 morning. My name is Christopher  
11 Gomez. I'm the Executive Director of  
12 the Urban Renewal Agency and the  
13 Planning Commissioner for the City of  
14 White Plains.

15 The Agency duly published this  
16 EDPL notice to consider acquisition  
17 by condemnation of approximately 4.18  
18 acres of real property consisting of  
19 thirteen separate tax parcels,  
20 located at:

21 223-225 Dr. Martin Luther King  
22 Jr. Boulevard, being the approximate  
23 1.52 acre southern portion  
24 identifiable by section, block and  
25 lot number 125.83-7-1;

PROCEEDINGS

1-3 East Post Road, being  
approximately 0.12 acres,  
identifiable by SBL 130.27-10-1;

2-4 East Post Road, being  
approximately 0.12 acres,  
identifiable by SBL 130.27-2-10;

60 East Post Road, being  
approximately 0.37 acres,  
identifiable by SBL 130.27-2-2;

42 East Post Road, being  
approximately 0.24 acres,  
identifiable by SBL 130.27-2-3;

34 East Post Road, being  
approximately 0.26 acres,  
identifiable by SBL 130.27-2-4;

26 through 28 East Post Road,  
being approximately 0.20 acres,  
identifiable by SBL 130.27-2-5;

22-24 East Post Road, being  
approximately 0.16 acres,  
identifiable by SBL 130.27-2-6;

18-20 East Post Road, being  
approximately 0.15 acres, being  
identifiable by SBL 130.28-2-7;

## PROCEEDINGS

1  
2           14-16 East Post Road, being  
3 approximately 0.20 acres, being  
4 identifiable by SBL 130-2-8;

5           12 East Post Road, being  
6 approximately 0.15 acres,  
7 identifiable by SBL 130.27-2-9;

8           184-188 South Lexington Avenue,  
9 being approximately 0.17 acres,  
10 identifiable by SBL 130.27-8-2;

11           And, finally, 190-192 South  
12 Lexington Avenue, being approximately  
13 0.52 acres, identifiable by SBL  
14 130.27-8-3.

15           Collectively those parcels I  
16 just mentioned, referred to as the  
17 parcels as I continue, in order to  
18 facilitate the productive use of such  
19 underutilized parcels through  
20 municipal and/or commercial economic  
21 development parcels -- projects,  
22 rather, in connection with the public  
23 purposes of advancing the general  
24 prosperity and economic welfare of  
25 the residents of the City of White

## PROCEEDINGS

1  
2 Plains by returning the underutilized  
3 parcels to productive use, thereby  
4 promoting employment and increasing  
5 the property tax base within the City  
6 of White Plains and/or for any other  
7 public purpose consistent with the  
8 goals, strategies, and objectives of  
9 the City's Comprehensive Plan,  
10 adopted September 8th, 1997, last  
11 updated August 12, 2012, the Post  
12 Road/South Lexington Urban Renewal  
13 Plan for the Post Road/South  
14 Lexington Urban Renewal Project No.  
15 12, known as WPUR-12, the East Post  
16 Road urban Renewal Project, WPUR-9,  
17 and/or any other applicable plan  
18 and/or urban renewal plan, each of  
19 which are incorporated into this  
20 record by reference.

21 The parcels are located between  
22 two critical city institutions, the  
23 White Plains Hospital, which is the  
24 largest employer in the city, and the  
25 White Plains Housing Authority's

## PROCEEDINGS

1  
2 Brookfield Commons, formerly the  
3 Winbrook Campus. Both are currently  
4 undergoing major expansion projects  
5 consistent with the aforementioned  
6 Comprehensive Plan, and each have  
7 developed a campus master plan  
8 indicating plans for future growth  
9 that have been approved by the White  
10 Plains Common Council. No alternate  
11 locations are being considered for  
12 acquisition.

13 The White Plains Urban Renewal  
14 Agency map, entitled, "Proposed  
15 Properties for Acquisition" dated  
16 August 20, 2019, is hereby submitted  
17 and entered into the record of this  
18 public hearing as Exhibit B.

19 (Exhibit B handed)

20 MR. GOMEZ: Although the Agency  
21 reserves the right to pursue any and  
22 all public purposes, it is currently  
23 considering the potential  
24 construction of additional public  
25 parking facilities to meet the

## PROCEEDINGS

1  
2 growing need for off-street parking  
3 in the area, as well as the  
4 development of affordable/workforce  
5 housing consistent with zoning and  
6 the specific strategies identified in  
7 the City's Comprehensive Plan section  
8 II-I-29 regarding the Post Road  
9 corridor from South Lexington Avenue  
10 to Mamaroneck Avenue as follows:

11 To promote the integration of  
12 the Winbrook, now Brookfield Commons,  
13 neighborhood into the Post Road  
14 corridor by redeveloping the north  
15 side of Post Road in a manner which  
16 provides pedestrian access and visual  
17 corridors to and from the housing.  
18 Encourage new uses in this area which  
19 are complementary to Winbrook, now  
20 Brookfield Commons;

21 Encourage development of retail  
22 uses near the South Lexington  
23 intersection which serve the needs of  
24 local residents as well as those of  
25 hospital employees and visitors;

## PROCEEDINGS

1  
2 Encourage redevelopment of the  
3 northwest corner of Post Road and  
4 South Lexington Avenue the adjacent  
5 properties with land uses that relate  
6 to the surrounding residential  
7 neighborhoods, including Winbrook and  
8 Fisher Hill, as well as the hospital.

9 Consider acquisition of an  
10 existing lot on South Lexington  
11 Avenue for utilization as a public  
12 parking area to serve small retail  
13 businesses.

14 And, finally, to limit the  
15 spillover of traffic and parking  
16 impacts from the White Plains  
17 Hospital into the Highlands  
18 neighborhood by supporting the  
19 expansion of the hospital within its  
20 block, consistent with the Hospital  
21 Master Plan.

22 The Agency will conduct an  
23 environmental review pursuant to and  
24 in accordance with Article 8 of the  
25 New York Environmental Conservation

## PROCEEDINGS

1  
2 Law and associated regulations  
3 promulgated thereunder, known  
4 hereafter as SEQRA, with respect to  
5 the proposed acquisition of the  
6 parcels, and may consider as part of  
7 such review the aforementioned plans,  
8 together with any documents upon  
9 which such plans are based.

10 It is contemplated that within  
11 90 days of the conclusion of this  
12 public hearing, the comment period  
13 thereafter, the Agency will make and  
14 publish its determination and  
15 findings in accordance with the EDPL  
16 and SEQRA, as applicable, regarding  
17 the proposed acquisition of the  
18 parcels.

19 This concludes my statement on  
20 behalf of the Agency.

21 CHAIRMAN ROACH: Thank you,  
22 Commissioner Gomez.

23 I want to make clear that in  
24 the event the Urban Renewal Agency  
25 does acquire some or all of the

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1  
2 parcels noticed for today's hearing,  
3 there will be a commitment to provide  
4 relocation assistance for residents  
5 currently living above the stores to  
6 remain within the City of White  
7 Plains, to help them find housing and  
8 get them housing within the City of  
9 White Plains. Further, in  
10 conjunction with any acquisition,  
11 there will also be relocation  
12 assistance, where necessary, to  
13 relocate any displaced businesses  
14 within the neighborhood. Finally,  
15 the Agency will coordinate public  
16 outreach meetings for area residents  
17 as the process moves forward.

18 At this time I would like to  
19 provide an opportunity to anyone who  
20 would like to present an oral or  
21 written statement and/or submit other  
22 documents concerning the Agency's  
23 proposed acquisition of the parcels.  
24 The public is advised that a  
25 reasonable amount of time will be

## PROCEEDINGS

1  
2 allowed for comments.

3 I will start by calling the  
4 first person on the sign-in sheet  
5 requesting to speak and/or submit  
6 written comments. Please state your  
7 name and address clearly for the  
8 stenographer. And if you're here  
9 representing an organization, please  
10 identify that organization.

11 Okay, the first person we have  
12 signed in is Mack Carter.

13 MR. CARTER: Good morning, Mr.  
14 Mayor and community. Mack Carter, 15  
15 Stewart Place, White Plains, New  
16 York. And I'm the Executive Director  
17 of the White Plains Housing  
18 Authority. The Housing Authority  
19 provides public and affordable  
20 housing at our Winbrook site, which  
21 is currently -- which currently  
22 consists of 360 apartments, a  
23 combination of approximately 1,400  
24 low income residents.

25 Let me be clear. We support

## PROCEEDINGS

1  
2 the condemnation proceedings that the  
3 City of White Plains has initiated  
4 along the East Post Road. The  
5 rehabilitation of this area will not  
6 displace, will not displace any of  
7 our residents, and is expected, among  
8 other things, to completely improve  
9 the health and safety of the  
10 Lexington Avenue Post Road corridor.  
11 The community is well aware of the  
12 redevelopment of the  
13 Winbrook-Brookfield Commons  
14 redevelopment. The Housing Authority  
15 is in the process of replacing  
16 building 135, which was built in 1950  
17 but has aged and has infrastructure  
18 issues requiring that all other  
19 buildings to be ultimately demolished  
20 and replaced.

21 One of our older buildings,  
22 which is, again, currently building  
23 135, has a three year interval in  
24 which we will replace the buildings  
25 and then start on the next building

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1  
2 to be demolished. The upgrade of the  
3 Post Road area is extremely important  
4 to -- to our major redevelopment  
5 project to improve the community.

6 The consent of the United  
7 States Department of Housing and  
8 Urban Development, HUD, will be  
9 required. We expect to work  
10 cooperatively with the City to reach  
11 an agreement as to all matters  
12 affecting the Authority. Once that  
13 is done, we expect to see HUD  
14 approval on the transactions  
15 specifically involving the Housing  
16 Authority.

17 The Housing Authority believes  
18 that the City's actions will better  
19 the lives of all current and future  
20 residents and businesses. And we  
21 look forward to continuing our  
22 cooperative relationship with the  
23 City as it moves forward with the  
24 modernization project.

25 That concludes my remarks.

PROCEEDINGS

1  
2 CHAIRMAN ROACH: Thank you, Mr.  
3 Carter. Susan Fox.

4 MS. FOX: Good morning, Mayor.  
5 Good morning, committee.

6 CHAIRMAN ROACH: Good morning.

7 MS. FOX: Thank you for this  
8 opportunity to speak. I'm on -- I am  
9 the CEO of White Plains Hospital and  
10 I'm here to talk on behalf of the  
11 hospital.

12 And I want to start out with  
13 recognition of how supportive the  
14 City in general has been to the  
15 hospital over the decades and  
16 particularly my time as CEO at White  
17 Plains Hospital. And that support  
18 has enabled the hospital to continue  
19 to grow in a very complex and  
20 challenging time in health care. In  
21 fact, that support has enabled us to  
22 grow significantly and very  
23 differently than other hospitals in  
24 the county and across the state.

25 Most hospitals are losing --

## PROCEEDINGS

1  
2 many hospitals are considering  
3 closure. White Plains Hospital has  
4 grown 35 percent in just the last  
5 five years. Clearly, we are a  
6 destination center. Clearly, we will  
7 continue to grow. Clearly, we have  
8 gotten over the hump on those  
9 challenges. But, at the same time,  
10 we need to be prepared for even more  
11 growth in the future because all  
12 hospitals that are in the county,  
13 which equate to about eleven at this  
14 point, will not be in existence in  
15 the future.

16 That said, we are looking and  
17 have been working with the City in  
18 terms of where we think our expansion  
19 is to be and what our needs need to  
20 be. And we are very supportive of  
21 this initiative in general because we  
22 understand that we have significant  
23 needs in the future. Having a go-to,  
24 excellent, preferred destination  
25 center in White Plains hopefully is

## PROCEEDINGS

1  
2 good for the overall city, the  
3 overall county, and certainly our  
4 need in the community.

5 And while we don't know all of  
6 the answers in terms of what we'll  
7 need in the future, I applaud the  
8 committee, I applaud the effort to  
9 plan for the future. And I say that  
10 in a way that there's a recognition  
11 that there will be displacement of  
12 certain individuals and businesses.  
13 And we don't take that lightly. But  
14 again, in terms of planning for the  
15 community and the future and the  
16 betterment of and fulfilling our  
17 stewardship roles, this is a very  
18 important initiative and we thank the  
19 City for taking this initiative.

20 Thank you.

21 CHAIRMAN ROACH: Thank you.

22 Joseph Bjarnson.

23 MR. BJARNSON: Good morning,  
24 Mayor, members of the committee. I'm  
25 Joseph Bjarnson with the law firm of

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1  
2           Sahn Ward & Coschignano in Uniondale,  
3           New York. And I, my firm has been  
4           recently retained by the entities  
5           that own the property located at  
6           42-44 East Post Road in White Plains.  
7           Those entities are 42-44 East Post  
8           Road LLC, IR 42-44 East Post LLC.

9           Today my clients would just  
10          like to note on the record that they  
11          own their property at 42 East Post  
12          Road, which is an income producing  
13          property. They object to its  
14          acquisition through condemnation, and  
15          they will be submitting formal  
16          written objections and comments to  
17          the proposal by the September 16th  
18          deadline.

19          They would also like to state  
20          on the record a clarification as to  
21          why the properties, these specific  
22          properties were selected to be  
23          acquired through condemnation, and  
24          noteworthy properties east of  
25          Winchester Street and north of New

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1  
2 York Post Road were excluded,  
3 although they are part of one  
4 contiguous block.

5 So again, I would just like to  
6 reserve my rights and my client's  
7 rights to submit written objections  
8 to the comments.

9 CHAIRMAN ROACH: Thank you.  
10 Diana Kolev.

11 MS. KOLEV: Good morning.  
12 Diana Kolev from the firm of  
13 DelBello, Donnellan, Weingarten, Wise  
14 & Wiederkehr, One North Lexington  
15 Avenue, White Plains. I'm here on  
16 behalf of the Properties, the owner  
17 of 190-192 South Lexington Avenue,  
18 owned by the entity Post Maple 77  
19 LLC.

20 My client has been working on  
21 developing a medical office building  
22 at the property, to support the  
23 hospital's improvement and expansion  
24 into the area. And we simply wish to  
25 state that our client is looking

PROCEEDINGS

1  
2 forward to working everything out  
3 with, amicably with the hospital and  
4 the city moving forward.

5 So thank you for your  
6 attention.

7 CHAIRMAN ROACH: Thank you.  
8 Olatunde Oladipo.

9 MR. OLADIPO: Pass to the next  
10 person, please.

11 CHAIRMAN ROACH: Okay. Hector  
12 Garsed.

13 MR. GARSED: I have more  
14 questions than I do comments, so I'd  
15 like to pass also.

16 CHAIRMAN ROACH: Gabe Arando.

17 MR. ARANDO: Yeah. Good  
18 morning, members of the committee and  
19 Mayor, good morning.

20 I'm dealing with two properties  
21 and the one that you like for eminent  
22 domain, 14-16, 18-20 East Post Road.  
23 I congratulate you guys on what you  
24 want to do, as well as everybody here  
25 for coming. But the point is a

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1  
2 matter of economics. That means  
3 money. I've been in White Plains for  
4 the last 47 years, and this is the  
5 first time it happened to me. And  
6 I've owned a few properties in the  
7 City of White Plains.

8 However, my main concern is my  
9 tenants. Gabe, what time are we  
10 going to have to go, okay, to other  
11 relocations. They don't have money  
12 to pay for new ones. And, like he  
13 said here about the authority, he  
14 cannot okay everybody. However, it's  
15 not only the tenants. I have here  
16 the case of Manila, who owns the  
17 oldest hardware store in White  
18 Plains, 92 years in business. We  
19 have the lights, we serve the  
20 community, we have a huge new  
21 supermarket. In fact everybody else,  
22 we, as a group, we are in favor of  
23 progress. There has to be a normal  
24 or better organization, because this  
25 is incredible.

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1  
2           So if this was a group, White  
3           Plains, like I said, is a private  
4           institution. Private institution,  
5           it's a different story. I have the  
6           same thing happen in Port Chester,  
7           some of the buildings there, some  
8           years ago. And we're still in court  
9           after all these years. So I  
10          understand what you're doing. We are  
11          willing to negotiate, have a  
12          conversation, like at a shop, over a  
13          meal. I own this property more than  
14          27 years, 30 years, and this mayor  
15          knows I've been around for a while.  
16          So therefore I'm very interested to  
17          know how much is this thing, what I  
18          am going to tell to my tenants, what  
19          am I going to tell to my commercial  
20          tenants. So for me buying and  
21          selling, I'm a realtor, that's why, I  
22          want to know what is going on.

23                 Thank you very much, thank you.

24                 CHAIRMAN ROACH: Thank you, Mr.  
25                 Arando. Cherie Sherman.

## PROCEEDINGS

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MS. SHERMAN: Good morning.

CHAIRMAN ROACH: Good morning.

MS. SHERMAN: And thanks for the opportunity to speak. I have a day-to-day contact with the area as a part owner, and also my husband is there every single day. I just wanted to follow up on what Mr. Arando said. This is not a slum neighborhood. Let me describe this Sesame Street neighborhood the way I see it.

Number one, it offers affordable and safe housing, okay. That's very hard to come by today. And it's because families, extended families can live together. It offers diversity. We have people from Afghanistan. These are owners and renters and businesses. There are Chinese backgrounds, Puerto Rican, Mexican, Indian. It's a complete diverse area. We have small neighborhood businesses with

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1  
2 reasonable rents that give people a  
3 chance to get into business who  
4 wouldn't have it elsewhere. We have  
5 a community. We have places where  
6 people can congregate outside their  
7 apartments, places like the barber  
8 shop. That's one of our tenants. We  
9 have walkable conveniences. We have  
10 a wash and dry. We have check  
11 cashing for people that have -- don't  
12 have bank accounts. We have bodegas  
13 where a person can come in and if  
14 they don't have the money for  
15 something one day, the owner's going  
16 to let them slide on it a little bit.  
17 This is very different than what we  
18 see in a lot of areas that are  
19 undergoing gentrification.

20 So people who are driving by  
21 the hospital, maybe it doesn't look  
22 that great to them, but I have to  
23 tell you, it really provides a very  
24 important function for the community.  
25 It's not a slum. The people there

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1  
2 work very hard. They're not bankers,  
3 but they're people like housekeepers  
4 and gardeners. Their recent  
5 immigrants, they're first generation  
6 people.

7 And just to follow up on what  
8 Dave said, we're not talking about  
9 cheap real estate here. We're  
10 talking about real estate that's been  
11 rehabbed. When my husband first, you  
12 know, purchased his properties, they  
13 were a mess. You know, I don't want  
14 to be too gross, but the first time  
15 he came home he looked kind of  
16 shaken. I was like well, what  
17 happened. He said well, I went down  
18 to the basement and you're not going  
19 to believe what I found down there.  
20 I'll leave that to your imagination.  
21 And then for the next six months he  
22 had hip boots outside the door to our  
23 house, because he was having to go  
24 down there. And I don't know if you  
25 are aware of it, but there's kind of

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1  
2 a river that runs over those  
3 properties, and he had to do a lot of  
4 work putting in a French, they're  
5 called French drains or something, to  
6 redirect the water. And this is a  
7 hands-on things for 20 years. And,  
8 you know, further what Mr. Arando was  
9 saying, this is not a cheap  
10 proposition. And the people of White  
11 Plains, the taxpayers, have to know  
12 that. These buildings have been  
13 rehabbed. And they provide benefit  
14 not just to the people that live  
15 there, a tremendous benefit, but also  
16 to the landlords. It's not -- it may  
17 not look that pretty, but it fulfills  
18 a very important function in the  
19 city. And I don't know, how do the  
20 taxpayers of White Plains want their  
21 tax dollars spent? This is going to  
22 be expensive.

23 So I'd just like to get that  
24 out there on the record. It's one  
25 thing to be sort of elevated in an

## PROCEEDINGS

1  
2 office somewhere and kind of look on  
3 a piece of paper, it looks like it  
4 would make sense, maybe I would feel  
5 the same way. But because I know  
6 this intimately, I just want to share  
7 with you what I do know, and make  
8 sure that everyone here today is  
9 aware of that.

10 Thank you.

11 CHAIRMAN ROACH: Thank you. P.  
12 Werbel.

13 MR. WERBEL: A couple of  
14 things. Number one, I fully object  
15 on the record to the effect and  
16 notice of eminent domain. Just sort  
17 of an objection.

18 Secondly, a couple of things.

19 MR. CALLAHAN: Excuse me, could  
20 you keep your voice up, the reporter  
21 can't get you.

22 MR. WERBEL: I fully object to  
23 the notice and to these entire  
24 proceedings based upon that notice,  
25 and formally demand a revisit to the

## PROCEEDINGS

1  
2 property. An example is there was a  
3 BOD a number of years ago when the  
4 city sent out not one, not two, but  
5 three notices. So I'm just -- I'm  
6 raising that defect now, for that  
7 reason.

8 Number two, just a few things.  
9 Not necessarily in order but just  
10 what I heard.

11 One of the stated objectives is  
12 housing, which is complementary to  
13 the neighborhood. That's what you  
14 want, that's what you're proposing.  
15 But this housing is complementary for  
16 the neighborhood. It serves the  
17 purpose that you say that you need  
18 that purpose fulfilled. Just so you  
19 understand that. Make no mistake  
20 about that. It serves a purpose for  
21 -- for people for the neighborhood.

22 Number two. I understand what  
23 might be considered a visual change  
24 that might be necessary to dress up  
25 the neighborhood. I'm also given to

## PROCEEDINGS

1  
2 understand that it's done for a  
3 purpose, not for White Plains  
4 necessarily. It's done so that the  
5 people from Scarsdale coming up from  
6 the Post Road, Scarsdale is a small  
7 microcosm of the outside world, so  
8 they're doing it for what the outside  
9 world perceives this neighborhood  
10 would be. But I think we really have  
11 to, according to this opening  
12 statement, this is for municipal  
13 purpose, which is for the people of  
14 White Plains. And by what's  
15 happening as a practical matter, it's  
16 not benefiting the people of White  
17 Plains, it's benefiting the people  
18 who are coming into White Plains, not  
19 the people who live there. The  
20 people who live there are just fine.

21 Thirdly, in terms of people on  
22 the street and the perhaps what could  
23 be perceived as a negative population  
24 perceive, and I don't say that --  
25 that's not my neighborhood, you can

## PROCEEDINGS

1  
2 knock it down, put something up,  
3 those people are going to be there,  
4 right there, they're coming right  
5 back, the people on the street. IR  
6 not going to change that. Because  
7 Winbrook housing, among other things,  
8 these people are residents of  
9 Winbrook Housing. So those people  
10 are not going away. You need  
11 affordable housing. Those people are  
12 coming back. It's not going to --  
13 the street is not going to be cleaned  
14 up as far as that's concerned.

15 Thirdly, talking about  
16 affordable housing, the I think  
17 chairman of the housing authority  
18 before, you have, what was it, 300  
19 units, I mean I don't know how many  
20 units of affordable housing you  
21 already have. So if you add another  
22 50, it's not going to make a major  
23 impact as far as that's concerned.  
24 Just so we understand what we're  
25 talking about, what it really is, as

## PROCEEDINGS

1  
2       opposed to what might be flowery or  
3       in some ways, parts, as one speaker  
4       said, people in ivory towers have  
5       their perception of what's going on.  
6       Just putting it in perspective.

7               Thirdly, following what Gabe  
8       said, this is going to be an  
9       expensive proposition for the city.  
10       These properties may not look pretty,  
11       but they're extremely valuable, very  
12       valuable. I mean you're talking  
13       about tens of millions of dollars to  
14       condemn these properties. Now, I  
15       understand the great leverage the  
16       City has on eminent domain. We  
17       understand that. But there is a just  
18       compensation market value. And to  
19       somebody in an ivory tower or a  
20       Scarsdale person, I'm not big on  
21       Scarsdale, an outside person may  
22       perceive it, you know, that it's kind  
23       of like doesn't look that good. But  
24       on paper I'm going to tell you, on  
25       paper these properties are triple A

## PROCEEDINGS

1  
2 value on paper. So when you're  
3 putting together whatever plan you  
4 might have, bear in mind that it's  
5 going to be an expensive proposition  
6 as a practical matter, just on the  
7 numbers without embellishing, just  
8 looking at the net rents and the  
9 rents that are collected and that's  
10 what it's going to be. So, once  
11 again, know what you're doing and how  
12 expensive it's going to be, and how  
13 it's going to be funded and where the  
14 money is coming from. But that's on  
15 your side of the table, not on this  
16 side of the podium.

17 Thirdly, I'm hoping that this  
18 is not to subvert the -- well,  
19 listen, the Constitution, I mean I  
20 hate to say that, but I have one  
21 property. To wrest properties away  
22 from the owners without even first  
23 starting to discuss the negotiation.  
24 Gabe was right on the money. I  
25 haven't spoken to him about it, but I

## PROCEEDINGS

1  
2 assume that nobody has approached  
3 him. And nobody has approached me.  
4 That's not to say that sales can be  
5 discussed.

6 And thirdly, I look forward to  
7 working with the hospital. Just like  
8 that attorney said about that vacant  
9 lot that's on the far south end. I  
10 just want to say, in terms of using  
11 the word "subversion" and strong  
12 armed, is that the hospital had  
13 contacted me to buy my property,  
14 which is 1 East Post Road. And all,  
15 you know, and negotiated. And then  
16 all of a sudden the discussion  
17 stopped. And when I use the word  
18 "subvert," if that's -- once again,  
19 let's understand what possibly could  
20 occur or it's not going to occur.  
21 But to subvert the free marketplace  
22 to benefit the hospital, which, by  
23 the way, the hospital is great.  
24 That's the hospital I use, I  
25 recommend it. The point is, I looked

## PROCEEDINGS

1  
2 forward to working with them, they  
3 were in negotiation with me, and then  
4 it stopped. And I'm sure -- I  
5 presume that it's perhaps stopped  
6 because of this. So when I use the  
7 word "subvert", they're taking free  
8 market, arm's length, all now of a  
9 sudden audit twisting, potentially  
10 twisting an arm of a private citizen.

11 And thirdly, this talks about  
12 housing for the workforce. It's  
13 there. I mean what new housing do  
14 you want? You have, you know, you  
15 have, you know, scores of people in  
16 the housing in the Winbrook. And  
17 that project, I remember they were  
18 talking about starting it, and it's  
19 working out, it's been ten years  
20 since it was floated, and now they're  
21 on their first or second phase. And  
22 you have affordable housing. I mean  
23 you have an enormous amount. So in  
24 other words, let's not make --  
25 there's an element of pretext here.

## PROCEEDINGS

1  
2 And it is what it is. You have your  
3 prerogatives. But let's not hide  
4 behind pretext. You're taking away  
5 private property. And to a large  
6 extent this is to benefit the  
7 hospital. That's the pretext here.  
8 And the hospital is worthy of the  
9 benefit, I'm not denying that  
10 necessarily. But I feel that the  
11 pretext is to deprive value to the  
12 owners, who spent a lot of time and  
13 money giving decent housing to  
14 people, and rewarding them by taking  
15 away their property. And if you  
16 wanted to instead of spending tens of  
17 millions of dollars acquiring  
18 property, because that's what you're  
19 talking about here, did you consider  
20 facade, you know, funding facades,  
21 making it look -- just the outside,  
22 because it's outward appearance.  
23 There's an element here of outward  
24 appearance. So let's work on the  
25 outside. I'm sure Gabe -- well, I

## PROCEEDINGS

1  
2 don't want to speak for him, I'll  
3 just speak for myself, because I own  
4 three properties. And then you have  
5 Trudy has one, Gabe is here. I think  
6 you have everybody represented. It's  
7 hundreds of thousands, not -- not  
8 millions of dollars, just to make it  
9 look better. And everybody is happy.

10 And, thirdly, it's the people  
11 from the neighborhood that live  
12 there. So you're not going to  
13 transform this neighborhood. Maybe  
14 outwardly you could, but the  
15 neighborhood is not going to change.  
16 So, among other reasons, so long as  
17 Winbrook is there, Winbrook is the  
18 neighbor that this is going to be.  
19 So you know as well as I know the  
20 impact Winbrook has there. The  
21 thousands of people, I don't know how  
22 many people are there, but the  
23 enormous numbers of people that live  
24 there, that's the people that live in  
25 the neighborhood. And that's going

## PROCEEDINGS

1  
2 to be there. You're not changing a  
3 thing. You'll change part of it, but  
4 you're not going to change the  
5 population, you're not going to  
6 change the people who are there.

7 And that's what I have to say.  
8 Just point out to you the enormous  
9 cost this is going to be to the city,  
10 to the taxpayers it's going to cost.  
11 And I would look forward to working  
12 with the hospital, just like that,  
13 they want to negotiate with me as  
14 they had been. And this is now,  
15 perhaps they have a stronger hand,  
16 but listen, that's negotiation.

17 I have other -- I have  
18 questions to ask. I have one  
19 question I hope you might answer.  
20 Who can I speak to and address my  
21 questions to after today's hearing,  
22 the name of a person or a phone, or  
23 just who would I call to find out the  
24 process to get information? Who  
25 would I speak to?

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PROCEEDINGS

MR. GRIFFIN: Earlier in the notice it said Chris Gomez, who's sitting right here.

MR. GOMEZ: Yup. I'll give you any information.

MR. WERBEL: Okay. What's the name again?

MR. GOMEZ: Chris Gomez, G-o-m-e-z.

MR. WERBEL: And what's your phone number, please?

MR. GOMEZ: I'll give you my information. It's 91 -- I'll give it to you.

MR. CALLAHAN: It's in the notice.

MR. GOMEZ: It's in the notice as well.

MR. WERBEL: Okay. So that's all. Just understand that you're dealing with very, not just valuable but very valuable property here on the numbers.

Thank you very much.

## PROCEEDINGS

1  
2 CHAIRMAN ROACH: I just feel  
3 compelled to comment that I consider  
4 Winbrook Commons an asset for our  
5 City. That we're not negotiating  
6 people, we want things better for the  
7 people that live there. We want to  
8 provide quality for the people that  
9 live there. And that's how I see  
10 that. Maybe you view it differently.  
11 But some of the comments I did not  
12 appreciate. Not personally. But  
13 we're proud of our commitment to  
14 trying to house everyone in this  
15 city, because that has been the  
16 history of our community. We are a  
17 very close community. Not just in  
18 that neighborhood, but throughout the  
19 city, in our schools and in our --  
20 where we live work and play. And so  
21 nothing is going to happen here that  
22 doesn't benefit those people, that  
23 we're not trying to move them and I  
24 don't know why you came to suggest  
25 otherwise.

PROCEEDINGS

1  
2 That's the last person that  
3 signed up to speak. If there's  
4 anyone who came in later who wants to  
5 speak now.

6 AUDIENCE MEMBER: I will. Good  
7 morning. I have some questions more  
8 than comment.

9 CHAIRMAN ROACH: Okay. Well,  
10 they'll be addressed, you can address  
11 them to Mr. Gomez.

12 AUDIENCE MEMBER: Yeah. Well,  
13 basically if you look at --

14 CHAIRMAN ROACH: But not part  
15 of the hearing.

16 AUDIENCE MEMBER: I'm sorry?

17 CHAIRMAN ROACH: But not as  
18 part of the hearing. This is not a  
19 -- this is to hear from the public.

20 AUDIENCE MEMBER: Can I talk to  
21 him later about them?

22 CHAIRMAN ROACH: Yes, yeah.

23 AUDIENCE MEMBER: Okay.  
24 Because most of the time when you  
25 have, you know, a condemnation going

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PROCEEDINGS

on, you have an end game, and the end game is -- that's what my question is.

CHAIRMAN ROACH: Right.

AUDIENCE MEMBER: When you take all away, you know, all these properties, what are you going to do with them?

CHAIRMAN ROACH: Right.

AUDIENCE MEMBER: Is that something that you can answer now or is that --

CHAIRMAN ROACH: That was part of my opening statement, and I think it was part of Mr. Gomez's statement as well.

AUDIENCE MEMBER: I'm sorry, I didn't --

CHAIRMAN ROACH: There's no -- there's no specific project. But we -- I mentioned it in my opening statement and Mr. Gomez mentioned it as well.

AUDIENCE MEMBER: So you want

PROCEEDINGS

1  
2 to take these properties away but you  
3 don't have an end game as far as  
4 you're going to do with them?

5 CHAIRMAN ROACH: That's not  
6 correct, and this is not --

7 AUDIENCE MEMBER: That's what I  
8 am asking.

9 CHAIRMAN ROACH: We may not  
10 even do -- this is, this is to  
11 consider the acquisition of these  
12 properties. We may decide not to  
13 acquire any of them, we may decide to  
14 acquire two of them. So we'll see  
15 where we go.

16 AUDIENCE MEMBER: All right.

17 CHAIRMAN ROACH: And we're  
18 always available to come in and sit  
19 down.

20 AUDIENCE MEMBER: Thank you.

21 CHAIRMAN ROACH: All right.  
22 Anyone else who wishes to be heard  
23 today?

24 (No response.)

25 CHAIRMAN ROACH: Okay. I want

PROCEEDINGS

1  
2 to remind everybody that there is a  
3 ten day period within which you may  
4 submit written comments which will be  
5 part of the record. I want to thank  
6 everyone for coming out today for  
7 their constructive comments.

8 At this point I would ask for a  
9 motion to close the public hearing.

10 MR. GLATTHAAR: So moved.

11 MR. MORIARTY: Second.

12 CHAIRMAN ROACH: Moved and  
13 seconded. All in favor, aye?

14 (Chorus of ayes)

15 CHAIRMAN ROACH: Opposed?

16 (No response)

17 CHAIRMAN ROACH: The hearing is  
18 closed. Is there a motion to adjourn  
19 the meeting?

20 MR. GLATTHAAR: So moved.

21 MR. MORIARTY: Second.

22 CHAIRMAN ROACH: All in favor?

23 (Chorus of ayes)

24 CHAIRMAN ROACH: Opposed?

25 (No response)

PROCEEDINGS

CHAIRMAN ROACH: The hearing is adjourned. Thank you very much. The hearing is adjourned.

(Whereupon, at 10:50 A.M., the above matter concluded.)

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**EXHIBIT A (WPURA PUBLIC HEARING)**

**Notice of Public Hearing**

**(Attached)**

**NOTICE PURSUANT TO ARTICLE 2 OF THE NEW YORK EMINENT DOMAIN  
PROCEDURE LAW FOR THE ACQUISITION OF CERTAIN REAL PROPERTY  
LOCATED IN THE CITY OF WHITE PLAINS, WESTCHESTER COUNTY, NEW YORK**

**NOTICE IS HEREBY GIVEN** to all persons that a public hearing, pursuant to Article 2 of the New York Eminent Domain Procedure Law ("EDPL"), will be held by the City of White Plains Urban Renewal Agency (the "Agency") on September 5, 2019, beginning at 10:00 a.m., local time, in the Common Council Chambers at 255 Main Street, White Plains, New York 10601.

In addition to informing the public, said public hearing is being held for the purpose of considering (i) the proposed "acquisition" by condemnation (as such quoted term is defined under the EDPL; hereinafter referred to as the "Acquisition") of all or a portion of certain "real property" (as such quoted term is defined under the EDPL) consisting, collectively, of approximately 4.18 acres +/- and located at 223-225 Dr. Martin Luther King Jr. Boulevard (being the approximate 1.52-acre southern portion identifiable by section, block and lot number ("SBL") 125.83-7-1), 1-3 East Post Road (identifiable by SBL 130.27-10-1), 2-4 East Post Road (identifiable by SBL 130.27-2-10), 60 East Post Road (identifiable by SBL 130.27-2-2), 42 East Post Road (identifiable by SBL 130.27-2-3), 34 East Post Road (identifiable by SBL 130.27-2-4), 26-28 East Post Road (identifiable by SBL 130.27-2-5), 22-24 East Post Road (identifiable by SBL 130.27-2-6), 18-20 East Post Road (identifiable by SBL 130.27-2-7), 14-16 East Post Road (identifiable by SBL 130.27-2-8), 12 East Post Road (identifiable by SBL 130.27-2-9), 184-188 South Lexington Avenue (identifiable by SBL 130.27-8-2) and 190-192 South Lexington Avenue (identifiable by SBL 130.27-8-3) (collectively, the "Proposed Site") in the City of White Plains, Westchester County, New York (the "City") and (ii) the public purpose of the proposed Acquisition, location of the Proposed Site, general effects of the proposed Acquisition on the environment and the residents of the locality, and other relevant information. No proposed alternate locations are being considered.

The proposed Acquisition is required for and is in connection with a certain project (collectively, the "Project") consisting of facilitating the productive use of such underutilized Proposed Site through municipal and/or commercial economic development projects in connection with the public purposes of advancing the general prosperity and economic welfare of the residents of the City by returning the underutilized Proposed Site to productive use thereby promoting employment and increasing the property tax base within the City and/or for any other public purpose consistent with the goals and objectives of the Post Road/South Lexington Urban Renewal Plan (WPUR-12) and East Post Road Urban Renewal Project (WPUR-9).

All interested persons are invited to attend said public hearing and present their views regarding the proposed Acquisition. Persons unable to attend the public hearing, or persons in attendance at the public hearing, may submit to the Agency, either prior to, during or after the public hearing, any written comments or other related documents regarding the proposed Acquisition. Any written comments and related documents received by the hearing date or within ten (10) calendar days after the public hearing will become part of the official public hearing record. Written comments can be sent to the City of White Plains Urban Renewal Agency, c/o Christopher N. Gomez, Executive Director of the Agency, 70 Church Street, White Plains, New York 10601. Comments received after the close of business on September 16, 2019, will not be considered.

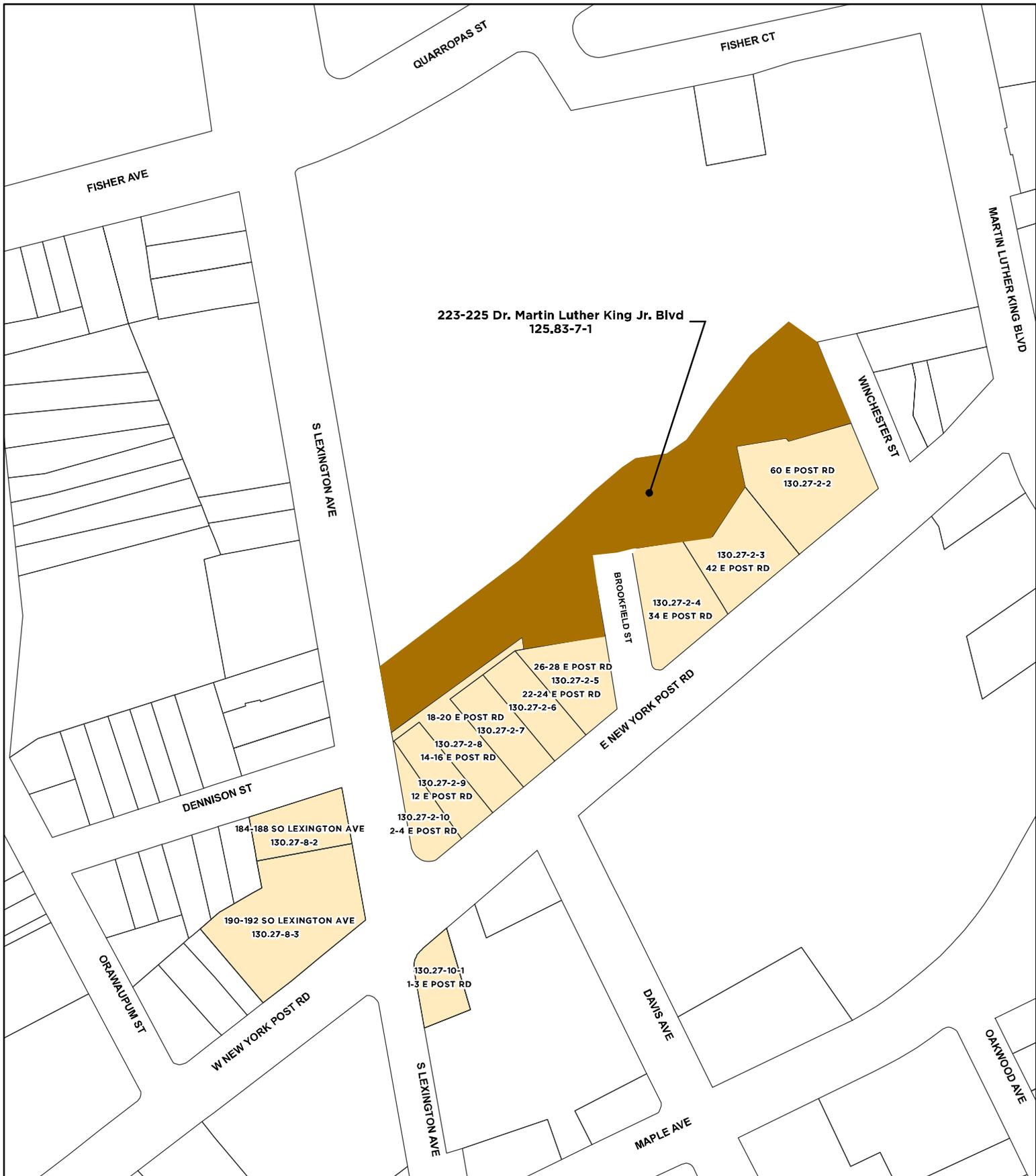
Dated: August 20, 2019

CITY OF WHITE PLAINS URBAN RENEWAL  
AGENCY

**EXHIBIT B (WPURA PUBLIC HEARING)**

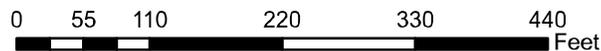
**Map of Proposed Properties for Acquisition**

**(Attached)**



**Proposed Properties for Acquisition**

- Private Property
- White Plains Housing Authority



**POST WPURA PUBLIC HEARING**

**Comments**

**(Attached)**

**SAHN WARD COSCHIGNANO, PLLC**

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CITY OF WHITE PLAINS  
2019 SEP 13 AM 10:29

CHRISTIAN BROWNE

Member

[cbrowne@swc-law.com](mailto:cbrowne@swc-law.com)

September 12, 2019

**VIA FEDERAL EXPRESS**

Hon. Thomas M. Roach, Chair  
City of White Plains Urban Renewal Agency  
c/o Christopher N. Gomez, Executive Director  
70 Church Street  
White Plains, New York 10601

**Re: Proposed Condemnation of Properties Adjoining and in Proximity to East Post Road in the City of White Plains, Westchester County, New York**

Dear Mayor Roach:

This law firm represents 42-44 East Post Road, LLC and I.R. 42-44 East Post Road, LLC (the "Clients"), the owners of the property located at 42-44 East Post Road, White Plains, New York, and identified by the section, block and lot number on the Westchester County Tax Map as 130.27-2-3 (the "Property"). I am writing this letter concerning the proposal by the City of White Plains Urban Renewal Agency (the "Agency") to acquire by condemnation the Property, along with other properties comprising in total approximately 4.18 acres and mostly located within the block of East Post Road between Winchester Street and South Lexington Avenue directly across from White Plains Hospital (the "Proposal").

My Clients' Property is an income producing property and they object to its acquisition by condemnation. In this instance, the Agency's proposal is improper and unlawful because: (i) the Agency violated New York Eminent Domain Procedure Law ("EDPL") § 202 by failing to give the public proper notice of a public hearing and the Agency's purpose; (ii) the Agency violated EDPL § 203 by failing outline a specific purpose for the Proposal at the public hearing held on September 5, 2019; (iii) the Agency has failed to conduct a proper environmental review under the New York State Environmental Quality Review Act ("SEQRA") as is required pursuant to EDPL § 207(C)(3); and (iv) the Agency has failed to demonstrate that the Proposal serves a public use, benefit or purpose in violation of EDPL § 207(C)(4).

i. *The Agency Failed to Give Proper Notice Pursuant to EDPL § 202*

Pursuant to EDPL § 202, the Agency is required to give the public notice, by publication, of the purpose, time and location of a public hearing held for the purpose of considering the Agency's proposed public project and acquisition of property through condemnation. The owners of the property to be condemned must receive notice by personal service or certified mail.

In this matter, the Agency's notice to the public and the property owners was deficient and violated EDPL § 202. The Agency's notice failed to give any specific details of the public project. Instead, the Agency's notice merely stated that the hearing was to consider a "certain project consisting of facilitating the productive use of such underutilized [property] through municipal and/or commercial economic development projects in connection with the public purposes of advancing the general prosperity and economic welfare" of the community. Such a vague description of the Proposal and its purposes does not satisfy the requirements of EDPL § 202.

ii. *The Agency Failed to Hold a Proper Public Hearing Pursuant to EDPL § 203*

Pursuant to EDPL § 203, at a public hearing, the Agency is required to "outline the purpose, proposed location or alternate locations of the public project" necessitating the Agency's acquisition of property through condemnation.

The Agency failed to satisfy the statutory requirements of EDPL § 203. At the public hearing held on September 5, 2019, in the Common Council Chambers at 255 Main Street, White Plains, New York 10601, the Agency neglected to outline any specific details of any public project that necessitated the acquisition of private property through condemnation. Indeed, at the hearing, the Agency, by Mayor Roach, stated that it does not have any "specific project" in mind for the properties the Agency intended to acquire through condemnation.

Accordingly, the public hearing held by the Agency violated EDPL § 203, and violated the constitutional due process rights of my Clients as well as the other properties owners who stand to lose their property.

iii. *The Agency Has Failed to Conduct a Proper Environmental Review Under SEQRA*

Pursuant to EDPL § 207(C)(3), the Agency's final determination and findings are subject to rejection in New York State Court if it is found that the Agency failed to conduct a proper environmental review and strictly comply with SEQRA and its implementing regulations.

SAHN WARD COSCHIGNANO, PLLC  
Hon. Thomas M. Roach, Chair  
City of White Plains Urban Renewal Agency  
September 12, 2019  
Page 3

Here, because the Agency's Proposal lacks any details whatsoever of a specific public project necessitating the Agency's acquisition of property through condemnation, it is impossible for the Agency to satisfy the requirements of SEQRA. Specifically, it is impossible for the Agency to take the required "hard look" at all relevant areas of environmental concern associated with the Agency's Proposal, including but not limited to increased traffic on East Post Road and the surrounding roadways, potential effects of a change of use, or a change in the intensity of use for the acquired properties, and any growth inducing effects of a particular public project on the surrounding community.

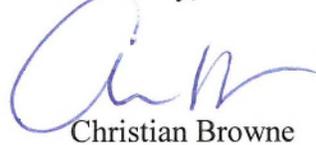
As such, the Agency's final determination and findings concerning the Proposal will be subject to likely rejection by the court for the Agency's failure to strictly comply with SEQRA and its implementing regulations.

iv. *The Agency Has Failed to Demonstrate the Proposal Serves a Valid Public Use, Benefit or Purpose*

Similarly, pursuant to EDPL § 207(C)(4), the Agency's final determination and findings in connection with the Proposal are subject to judicial rejection if it is found that the Agency has failed to demonstrate a valid "public use, benefit or purpose will be served by the proposed acquisition." Since the Agency has failed to outline any specific public project to be facilitated by the Agency's proposed acquisition of private property, the Agency is entirely unable to demonstrate that a valid "public use, benefit or purpose will be served by the proposed acquisition."

Based on the foregoing reasons, and any others that may be later discovered or arise in connection with the Agency's Proposal, the Agency's condemnation of my Client's Property is improper and unlawful. My Clients hereby reserve their rights to challenge the Agency's final determination and findings in court, as well as challenge the Agency's appraisal and valuation of their Property, if the Agency continues to pursue its condemnation Proposal.

Sincerely,



Christian Browne

CB:JRB:cn



BRIDGESTONE RETAIL OPERATIONS, LLC  
200 4<sup>th</sup> Avenue South, Nashville, TN 37201

City of White Plains Urban Renewal Agency  
c/o Christopher N. Gomez  
Executive Director of the Agency  
70 Church Street  
White Plains, NY 10691

RECEIVED  
PLANNING DEPARTMENT  
CITY OF WHITE PLAINS  
2019 SEP 16 PM 1:55

September 13, 2019

Re: Potential Condemnation of 60 East Post Rd, White Plains, NY (Firestone Complete Auto Care)

Dear Mr. Gomez,

I am writing to you on behalf of Bridgestone Retail Operations (BSRO), the world's largest network of company-owned tire and automotive service centers and a subsidiary of Bridgestone Americas, Inc. The purpose of this letter is to share BSRO's concerns about the future of our Firestone Complete Auto Care store located at 60 East Post Road in White Plains.

We recently learned of a proposal that would force the closure of our White Plains store location, impeding our ability to provide trusted tire and automotive service to customers in this area. As a leading employer and outstanding corporate citizen of the White Plains community for more than 21 years, we are shocked and deeply disappointed. Aside from our operation, the proposal also will impact several other local businesses, including a dentist's office, pharmacy, gas station, deli, market and hardware store. Given that BSRO only recently learned of this matter, we respectfully request that we be given more time to respond to the proposal currently under consideration prior to the next public hearing.

As you know, BSRO is a respected business in White Plains, employing more than 10 skilled automotive service technicians and customer service experts at this store location. These individuals have provided trusted tire and automotive care for over 190,000 customers, ensuring their vehicles are properly maintained for road safety. In addition to providing a valuable service to the community,



Firestone Complete Auto Care | Tires Plus | Hibdon Tires Plus | Wheel Works





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BRIDGESTONE RETAIL OPERATIONS, LLC  
200 4<sup>th</sup> Avenue South, Nashville, TN 37201

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BSRO also supports the city of White Plains with tax revenue generated from our store's sales, wages, licenses and real estate.

We respectfully ask that you reconsider the proposed project and give BSRO adequate time to respond to this matter. We value our relationship with the White Plains community and hope to resolve this situation so that we may continue supporting the community in the future.

Best regards,

Ramon Garcia  
Regional Manager  
(631) 252-4643  
GarciaRamon@bfusa.com



Frestone Complete Auto Care<sup>®</sup> | Tires Plus<sup>®</sup> | Hibdon Tires Plus<sup>®</sup> | Wheel Works

