



DASNY

KATHY HOCHUL
Governor

LISA GOMEZ
Chair

ROBERT J. RODRIGUEZ
President & CEO

Memorandum

TO: Robert S. Derico, R.A., Director, Office of Environmental Affairs

FROM: Sara E. Stein, A.I.C.P., Senior Environmental Manager, Office of Environmental Affairs

Handwritten initials "SES" in a circle, located to the right of the "FROM:" line.

DATE: September 9, 2024

RE: *State Environmental Quality Review (SEQR) Negative Declaration Concurrence for the White Plains Hospital Obligated Group's 2024 Financing Project / White Plains Hospital Expansion (Hospitals Program) – White Plains, Westchester County, New York*

Description of Proposed Action and Proposed Project. White Plains Hospital Obligated Group has requested financing from the Dormitory Authority of the State of New York ("DASNY") for its *2024 Financing Project / White Plains Hospital Expansion* (the "Proposed Project"). Based on a review of the attached *Transaction Report – Resolution to Proceed*, dated August 16, 2024, and *Transaction Report Update – Adoption of Documents*, dated September 3, 2024, it has been determined that the Proposed Action would involve DASNY's authorization of the issuance of one or more series of fixed and/or variable rate, tax-exempt and/or taxable, Series 2024 Bonds in an amount not to exceed \$500,000,000 with maturities not to exceed 34 years, to be sold at one or more times through a negotiated offering and/or a private placement on behalf of the White Plains Hospital Obligated Group, pursuant to DASNY's *Hospitals Program*.

More specifically, the proceeds of the bond issuance would be used to finance the costs associated with the construction of an approximately 475,000-gross-square-foot ("gsf"), 10-story addition to the White Plains Hospital Center's ("WPHC's") existing inpatient facility, with the first three floors connected to the existing main hospital facility. The new building would consist of an expansion of the emergency department ("ED"), three new operating rooms, and 144 private, acuity-adaptable inpatient beds. The Proposed Project would be constructed on a parcel that contained the Hospital's recently demolished Davis Avenue Parking Garage and two adjacent buildings. An interim parking lot has been completed to the west of South Lexington Avenue. The Proposed Project would also require the demolition of an existing medical office building at 170 Maple Avenue (scheduled in 2026). The WPHC is located at 41 East Post Road in the City of White Plains, Westchester County, New York. The new building would be situated on the WPHC campus, on a parcel bounded by Maple Avenue, South Lexington Avenue, East Post Road, and the existing White Plains Hospital buildings.

About the Institution. The WPHC is a 292-bed, not-for-profit, acute-care hospital located in the City of White Plains, Westchester County, New York. White Plains Hospital (“WPH” or the “Hospital”) is the sole member of the White Plains Hospital Obligated Group (the “Obligated Group”). WPH was established in 1893 and has grown into a comprehensive medical center, offering a wide range of services across various specialties. These services include cardiology, oncology, orthopedics, neurology, and women's health. It is home to the Charles A. Mastronardi Neonatal Intensive Care Unit, which provides care for mothers and newborns, the Center for Advance Medicine and Surgery, and the Dickstein Cancer Treatment Center, which offers cancer treatments and supportive care. WPH is a member of the Montefiore Health System, Inc., (the “Health System” or “Montefiore”), which it joined in 2015 and now serves as its tertiary hub of advanced care in the Hudson Valley region.

The Health System consists of 13 providers, including: WPHC; Montefiore Medical Center at Montefiore Hospital; Montefiore Medical Center at Weiler Hospital; Montefiore Medical Center at Wakefield Hospital; Montefiore Medical Center Long Term Home Health Care Program; Montefiore Medical Center Home Care and Extended Services; Montefiore New Rochelle Hospital; Montefiore Mount Vernon Hospital; Schaeffer Extended Care Center; Montefiore Westchester Square (off-campus ED); Nyack Hospital; Burke Rehabilitation Hospital; and St. Luke's Cornwall Hospital.

SEQR Determination. DASNY completed this environmental review in accordance with the *State Environmental Quality Review Act* (“SEQRA”), codified at Article 8 of the New York *Environmental Conservation Law* (“ECL”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the *State Environmental Quality Review* (“SEQR”) process.

On May 21, 2024, representatives of the WPHC submitted an application to the Common Council of the City of White Plains (“Common Council”) for an Amended Special Permit and Site Plan Approval to permit the construction of the Proposed Project. A *Full Environmental Assessment Form – Part 1* (“FEAF – Part 1”) dated May 13, 2024, along with supplemental project information, was completed on behalf of the WPHC by its consultant, DTS-Provident Design Engineering, LLP, for the Proposed Project. The Common Council, acting as lead agency, conducted a coordinated review of this Type I action, requesting comments from involved agencies and interested parties for the Proposed Project. There being no objection to the Common Council acting as lead agency, the Common Council analyzed the potential impacts of the Proposed Project and issued its reasoned elaboration, the Environmental Findings Resolution, dated August 5, 2024 (attached).¹ The Common Council noted within its Environmental Findings Resolution that “...*the Proposed Project will not have a significant effect on the environment.*” While DASNY was not an involved agency for that coordinated SEQR process for the Proposed Project, it is bound by the determination of the lead agency.² DASNY discussed the Proposed Project's possible environmental impacts with representatives of the applicant.

Based on the above, and the additional information set forth below, DASNY, as an involved agency, independently analyzed the relevant areas of environmental concern and concurs with the lead agency's SEQR determination that the proposed action will not have a significant effect on the environment.

¹ SEQR FEAF Part 2 and 3 dated July 29, 2024.

² 6 N.Y.C.R.R. § 617.6(b)(3)(iii).

SHPA Determination. The Proposed Project was also reviewed in conformance with the New York State Historic Preservation Act of 1980 (“SHPA”), especially the implementing regulations of section 14.09 of the Parks, Recreation and Historic Preservation Law (“PRHPL”), as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”).

The White Plains Fire Station №. 4, which is eligible for listing on the State and National Registers of Historic Places (“S/NR”), is located south of the project site at 232 South Lexington Avenue. The project site is also located within an archeological sensitive area. As such, the Proposed Project was submitted to OPRHP for review (OPRHP Project №. 23PR05947). In its letter dated July 23, 2023, attached, OPRHP rendered an opinion that *“no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.”* It is the opinion of DASNY that the Proposed Project would have no adverse impact on historical or cultural resources in or eligible for inclusion in the S/NR.

SSGPIPA Determination. Since the Proposed Action would include DASNY bond financing, a Smart Growth Impact Statement (“SGIS”) for the Proposed Project was prepared pursuant to the State of New York State Smart Growth Public Infrastructure Policy Act (“SSGPIPA”) procedures (see “Smart Growth Impact Statement Assessment Form [“SGISAF”], attached). DASNY’s Smart Growth Advisory Committee reviewed the SGIS and attested that the Proposed Project, to the extent practicable, would meet the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the criteria of the SSGPIPA, article 6 of the ECL, is detailed in the SGISAF. As indicated on the form, the Proposed Project would be generally supportive of the SSGPIPA and no further SSGPIPA analysis is required.

Attachments

cc: Dena T. Amodio, Esq.
Matthew Bergin
Alex A. Sirdine
SEQR File
OPRHP File



Transaction Report Update – Adoption of Documents

White Plains Hospital Obligated Group – White Plains, New York

September 3, 2024

PROGRAM:

Hospitals

PURPOSE:

New Money

NOT TO EXCEED AMOUNT:

\$500,000,000

NOT TO EXCEED TERM:

30 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering and/or
Private Placement

RATINGS:

BBB Category

SECURITY:

Obligation(s) issued under the
Master Trust Indenture

Recent Information

The Board adopted the Resolution to Proceed for this financing at the August 21, 2024 Special Board meeting. Since that time:

- PACB approval is anticipated to be received on September 11, 2024.
- SEQR is anticipated to be completed on September 9, 2024.
- The Hospital is exploring the use of bond insurance as additional security for the transaction.
- The TEFRA notice was published on August 21, 2024, and the TEFRA hearing is scheduled for August 29, 2024.

For additional information regarding this financing, please reference the attached “Transaction Report – Resolution to Proceed” dated August 16, 2024.

Recommendation

The Board is being asked to adopt the necessary documents for the White Plains Hospital Medical Center financing. Hawkins Delafield & Wood LLP and Brown Hutchinson LLP, co-bond counsel, will provide the Board with an overview of certain bond document provisions at the September 11, 2024 Board meeting.



Transaction Report – Resolution to Proceed

White Plains Hospital Obligated Group – White Plains, New York

August 16, 2024

PROGRAM:

Hospitals

PURPOSE:

New Money

NOT TO EXCEED AMOUNT:

\$500,000,000

NOT TO EXCEED TERM:

30 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering and/or
Private Placement

EXPECTED RATINGS:

BBB category

SECURITY:

Obligation(s) issued under the
Master Trust Indenture

Proposed New Issue Overview

The Board is being asked to adopt a Resolution to Proceed for one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds in an amount not to exceed \$500,000,000 with maturities not to exceed 30 years to be sold at one or more times through a negotiated offering and/or a private placement.

Financing Team:

- Senior Manager – TBD
- Co-Bond Counsel – Hawkins Delafield & Wood LLP and Brown Hutchinson LLP
- Underwriter’s Counsel – Katten Muchin Rosenman LLP

Purpose:

- Financing the costs associated with the construction of a 10-story addition to the existing White Plains Hospital Medical Center.

Security:

- One or more Obligations issued under the Master Trust Indenture (MTI). Obligations are expected to be secured by both a security interest in the gross receipts of members of the Obligated Group and mortgages on certain facilities of members of the Obligated Group. Initially, the sole member of the Obligated Group will be White Plains Hospital Medical Center (“WPH” or the “Hospital”).

Description of the Bonds:

- The Bonds are a special obligation of DASNY.
- The Loan Agreement is a general obligation of the Hospital.
- The Bonds are payable from payments made pursuant to the Loan Agreement and the Obligation(s).

Financing Details:

New Money: The Hospital proposes to use a mix of bond proceeds and equity to fund the construction of a 10-story addition to its existing inpatient hospital facility, including an expansion of the emergency department, three new operating rooms, and 144 private, acuity-adaptable inpatient beds, in the amount of approximately \$642.0 million.

Sources and Uses: The proposed financing will require approximately \$642.0 million to pay project costs and approximately \$95.8 million to pay capitalized interest. The Hospital will contribute approximately \$247.9 million in equity towards the project. Total costs of issuance, including underwriter’s discount, are estimated at approximately \$6.0 million in addition to approximately \$4.1 million in Department of Health fees. The financing plan requires a bond issue of an amount not to exceed \$500 million.



Sources of Funds:		Series 2024
Bond Proceeds		\$ 500,000,000
Hospital Equity Contribution		247,928,910
Total Sources		\$ 747,928,910

Uses of Funds:		
Project Fund Deposits		
Construction Fund		\$ 641,996,481
Capitalized Interest Fund		95,839,332
DOH Fees		4,093,097
Costs of Issuance and Underwriter's Discount		6,000,000
Total Uses		\$ 747,928,910

Approvals

PACB Approval – September 11, 2024 TEFRA Hearing – TBD SEQR Filing – September 9, 2024

Borrower Overview

White Plains Hospital Medical Center is a 292-bed, not-for-profit, acute care hospital located in the City of White Plains, Westchester County, New York. WPH is expected to be the sole member of the White Plains Hospital Obligated Group (the "Obligated Group"). The Hospital was established in 1893 and has grown into a comprehensive medical center, offering a wide range of services across various specialties. These services include cardiology, oncology, orthopedics, neurology, and women's health. It is home to the Charles A. Mastronardi Neonatal Intensive Care Unit, which provides care for mothers and newborns, the Dickstein Cancer Treatment Center, which offers cancer treatments and supportive care, and the Center for Advanced Medicine & Surgery. It is a member of the Montefiore Health System, Inc. (the "Health System" or "Montefiore"), which it joined in 2015, and now serves as the Health System's tertiary hub of advanced care in the Hudson Valley region. The Health System includes the following providers:

- White Plains Hospital Center;
- Montefiore Medical Center* – Montefiore Hospital;
- Montefiore Medical Center* – Weiler Hospital;
- Montefiore Medical Center* – Wakefield Hospital;
- Montefiore Medical Center Long Term Home Health Care Program;
- Montefiore Medical Center Home Care and Extended Services;
- Montefiore New Rochelle Hospital*;
- Montefiore Mount Vernon Hospital*;
- Schaeffer Extended Care Center;
- Montefiore Westchester Square (off-campus ED);
- Nyack Hospital*;
- Burke Rehabilitation Hospital; and
- St. Luke's Cornwall Hospital*.

*Safety-net hospitals

Montefiore has six member hospitals throughout the Hudson Valley region (plus clinical affiliates), four of which are safety-net hospitals: St Luke's Cornwall Hospital, Nyack Hospital, New Rochelle Hospital, Mount Vernon Hospital, and Burke Rehabilitation Hospital, in addition to WPH. The Montefiore Medical Center Campuses are all located in the Bronx. WPH benefits from the larger governance framework of this network, which includes shared resources, policies, and strategic initiatives that align with the broader goals of the Health System. This affiliation helps to enhance the Hospital's ability to provide care and access to a broader range of medical expertise and services.

Governance: The Hospital’s Board of Directors currently has approximately 50 members and includes the Chair and Assistant Secretary of the Board of Trustees of the Montefiore Health System as well as the President and CEO of the Montefiore Health System.

Financing History:

The Hospital last borrowed through DASNY in 2004 when DASNY issued the \$32,330,000 White Plains Hospital Medical Center FHA-Insured Mortgage Hospital Revenue Bonds, Series 2004. These bonds were fully repaid on December 19, 2018.

Utilization:

<u>Selected Utilization Statistics</u>							<u>2022</u>	<u>2022</u>
	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>Statewide</u>	<u>DASNY</u>	
						<u>Median</u>	<u>Median</u>	
Licensed Beds (excluding bassinets)	292	292	292	292	292			
Total Discharges (excluding Nursery)	19,855	17,544	19,290	20,269	21,944			
Total Patient Days (excluding Nursery)	86,989	85,297	90,819	94,628	101,569			
Total Outpatient Visits	401,301	367,848	419,697	428,163	507,475			
Full-time equivalent (FTE) employees	3,249	3,387	3,529	3,659	4,193			
Occupancy	81.62%	79.81%	85.21%	88.79%	95.30%	47.61%	71.81%	
Average Length of Stay	4.38	4.86	4.71	4.67	4.63	5.16	5.79	

- By implementing a strategic plan that focuses on enhancing patient experience and expanding access to healthcare providers through new ambulatory practices and advanced program services, WPH has experienced significant growth over the past five years. The table above presents the past five years of utilization data for WPH. With the exception of 2020, discharges increased annually and reached a total of 21,944 for 2023, 10.5% above the pre-pandemic levels. The Hospital’s average length of stay has remained relatively stable over the past five years, averaging 4.6 days.
- The Hospital’s Occupancy Rate, which measures total patient days to total licensed bed days available, has increased to 95.3%, well above both the 2022 Statewide and DASNY medians. Additionally, over the 5-year period, the Hospital experienced a 26.4% increase in outpatient visits. This growth is a result of continuously expanded programs, a strong and growing ambulatory and physician practice network, and growth in the Hospital’s market share. WPH now supports communities ranging from Newburgh in Orange County and Nyack in Rockland County through the Hudson Valley to southern Westchester County, including Mount Vernon, New Rochelle, and Yonkers.
- The proposed project aims to relieve overcrowding and capacity issues WPH faces in the ED, inpatient units, and surgical suites. The project will further promote collaboration and integration amongst the hospital affiliates of the Health System, some of which are safety-net hospitals serving diverse and underserved populations within the region. Patients from each hospital and the communities served will have enhanced and expanded access to tertiary care within the Montefiore Health System, closer to home, with this proposed expansion. The project enables the Montefiore system hospitals to continue to transfer secondary and tertiary level patients to WPH instead of those patients potentially having to travel even further away from home, into New York City or New Jersey.

<u>Payor Mix (% of revenue)</u>						
	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	
Medicare	28.80%	28.20%	30.30%	30.40%	29.90%	
Medicaid	5.20%	6.00%	7.60%	6.70%	6.70%	
Commercial	63.00%	63.10%	58.50%	60.00%	60.40%	
Self Pay	2.00%	1.60%	2.50%	2.30%	2.40%	
Other	<u>1.00%</u>	<u>1.10%</u>	<u>1.10%</u>	<u>0.60%</u>	<u>0.60%</u>	
Total	100.00%	100.00%	100.00%	100.00%	100.00%	

- The Hospital’s historical payor mix is presented above, with Commercial payors constituting the largest portion (60.4%) of gross revenue, followed by Medicare (29.9%) and Medicaid (6.7%).

Operations:

<u>Selected Operating Statistics</u>						<u>2022</u> <u>Statewide</u> <u>Median</u>	<u>2022</u> <u>DASNY</u> <u>Median</u>
	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>		
Total Operating Revenue	\$ 812,309,000	\$ 886,381,000	\$ 936,940,000	\$ 1,097,455,000	\$ 1,268,721,000		
Total Operating Expenses	758,814,000	818,522,000	893,891,000	1,046,888,000	1,200,508,000		
Operating Income	53,495,000	67,859,000	43,049,000	50,567,000	68,213,000		
Total Non Operating Activities	9,652,000	12,251,000	2,439,000	(24,302,000)	7,631,000		
Operating Excess	63,147,000	80,110,000	45,488,000	26,265,000	75,844,000		
Total Other Changes in Unrestricted	5,021,000	13,289,000	12,737,000	(160,000)	(494,000)		
Change in Unrestricted Net Assets	68,168,000	93,399,000	58,225,000	26,105,000	75,350,000		
Operating Margin	5.89%	6.22%	3.86%	3.86%	4.74%	-2.64%	-0.74%
Excess Margin	6.65%	7.83%	4.62%	4.68%	5.45%	-2.69%	-0.74%
Net Profit Margin	8.39%	10.52%	6.21%	2.38%	5.93%	-2.30%	-2.64%
EBIDA Debt Service Coverage Ratio	6.42	7.51	4.59	6.09	6.99	0.74	1.17

- The increase in the Hospital's utilization and occupancy has led to an improvement in its financial operating performance. The table above presents the operating results for WPH from 2019 through 2023. During this time period, The Hospital grew its operating revenue by 56.6% (\$456.6 million). This growth has consistently outpaced operating expenses, resulting in an average annual operating gain of \$56.6 million. The Hospital's operating margin, which averaged 4.9% over the 5-year period, is well above the 2022 Statewide and DASNY Medians.
- The Hospital's EBIDA debt service coverage ratio averaged 6.32 times for the 5-year period. This average far exceeds both the 2022 Statewide and DASNY Medians of 0.74x and 1.17x, respectively. However, this does not include payments being made to the Montefiore Medical Center to service loans made available to fund certain construction projects at WPH, as such loans are classified as payments "Due to related parties" within the WPH audit.
- Fluctuations in the Total Non-Operating Activities are largely a result of unrealized investment gains and losses from year to year. Overall, the Hospital's Change in Unrestricted Net Assets has been positive for each of the last five years and has averaged \$64.2 million over the five years.
- In 2020, the Hospital experienced a spike in its net assets largely due to COVID-19 related funds (Medicare advances) received from the Federal Government.
- WPH made transfers totaling \$23.3 million to the Montefiore Health System over the last three years to support costs related to information technology initiatives. Overall, the integration of White Plains Hospital Center into the Montefiore Health System creates a mutually beneficial relationship where both entities can leverage each other's strengths to improve healthcare delivery and patient outcomes.

Balance Sheet:

<u>Selected Balance Sheet Statistics</u>						<u>2022</u>	<u>2022</u>
						<u>Statewide</u>	<u>DASNY</u>
						<u>Median</u>	<u>Median</u>
	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>		
Assets:							
Current Assets	\$ 322,099,000	\$ 471,750,000	\$ 406,873,000	\$ 412,065,000	\$ 473,273,000		
Limited Use Assets	25,558,000	29,146,000	33,735,000	33,443,000	43,495,000		
Long-Term Assets	<u>596,641,000</u>	<u>774,762,000</u>	<u>961,477,000</u>	<u>1,028,719,000</u>	<u>1,057,878,000</u>		
Total Assets	\$ 944,298,000	\$ 1,275,658,000	\$ 1,402,085,000	\$ 1,474,227,000	\$ 1,574,646,000		
Liabilities:							
Current Liabilities	\$ 197,079,000	\$ 243,263,000	\$ 288,184,000	\$ 288,701,000	\$ 289,687,000		
Long-Term Debt	16,215,000	11,288,000	4,539,000	2,996,000	1,702,000		
Other Long-Term Liabilities	<u>205,840,000</u>	<u>402,820,000</u>	<u>429,654,000</u>	<u>477,874,000</u>	<u>493,821,000</u>		
Total Liabilities	\$ 419,134,000	\$ 657,371,000	\$ 722,377,000	\$ 769,571,000	\$ 785,210,000		
Net Assets:							
Unrestricted	\$ 507,606,000	\$ 600,995,000	\$ 659,198,000	\$ 682,268,000	\$ 757,618,000		
Temporarily Restricted	17,558,000	17,292,000	20,510,000	22,388,000	31,818,000		
Permanently Restricted	-	-	-	-	-		
Total Net Assets	\$ 525,164,000	\$ 618,287,000	\$ 679,708,000	\$ 704,656,000	\$ 789,436,000		
Current Ratio	1.63	1.94	1.41	1.43	1.63	1.27	1.23
Cushion Ratio	13.31	23.53	12.32	12.14	14.80	8.35	7.96
Days Operating Cash Available	98.30	162.32	111.02	86.64	92.76	57.56	95.72
Cash to Debt	271.29%	532.43%	444.43%	223.86%	223.73%	91.56%	50.15%
Debt to Capitalization	12.53%	9.88%	8.20%	13.44%	14.72%	27.01%	64.83%

- The table above summarizes WPH's balance sheet for the period 2019 through 2023. The Hospital's continuous positive operating performance has resulted in total assets increasing by approximately \$630.3 million, or 66.7%, to a reported \$1.6 billion at fiscal year-end 2023. Total liabilities have increased by approximately \$366.1 million over the same period to \$785.2 million. The Hospital reported total net assets of \$789.4 million at fiscal year-end 2023, \$757.6 of which are unrestricted.
- The sharp increase in the Hospital's current assets in fiscal year 2020 is primarily due to the increase in the Hospital's cash position as a result of COVID-19-related funds (Medicare advances) received from the Federal Government. This was also reflected in the increase in the Hospital's liquidity ratios for that year.
- Over the five-year time period, the Hospital's current ratio, which is calculated by dividing the Hospital's current assets by its current liabilities, averaged 1.61 compared to the 2022 Statewide and DASNY Medians of 1.27 and 1.23, respectively. Another indication of the Hospital's financial position is the cushion ratio. This measures the ability to pay debt service from cash and unrestricted board-designated funds. Over the period, the cushion ratio averaged 15.22, while the 2022 Statewide and DASNY Medians were 8.35 and 7.96, respectively. Additionally, days cash on hand averaged 110.2 days over five years, also above the 2022 Statewide and DASNY Medians.
- The Hospital's 2023 cash-to-debt ratio was reported at 223.7%, while the debt-to-capitalization ratio was reported at 14.72%. Both debt ratios have outperformed the 2022 Statewide and DASNY Medians. The Hospital only has \$1.7 million in long-term debt as of fiscal year-end 2023. However, embedded in its other long-term liabilities is approximately \$256.1 million in loan obligations due to Montefiore Medical Center, with payments due through 2046.

Recommendation

- Staff recommends that the Board adopt a Resolution to Proceed for one or more series of bonds with terms not to exceed 30 years in an amount not to exceed \$500,000,000 on behalf of White Plains Hospital Medical Center.

This report was prepared solely to assist DASNY in its review and approval of the proposed financing described therein and must not be relied upon by any person for any other purpose. DASNY does not warrant the accuracy of the statements contained in any offering document or any other materials relating to or provided by the

Institution in connection with the sale or offering of the Bonds, nor does it directly or indirectly guarantee, endorse or warrant (1) the creditworthiness or credit standing of the Institution, (2) the sufficiency of the security for the Bonds or (3) the value or investment quality of the Bonds.

The Bonds are special limited obligations of DASNY that are secured only by the amounts required to be paid by the Institution pursuant to the Loan Agreement, certain funds established under the Resolution and other property, if any, pledged by the Institution as security for the Bonds.



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05.21.2024

BY HAND

Hon. Thomas M. Roach, Mayor, and
Members of the Common Council
City of White Plains
255 Main Street
White Plains, New York 10601

RE: White Plains Hospital Center – Hospital Expansion
Amended Special Permit and Site Plan Approval
(130.27-7-3.111; 130.27-7-9; 130.27-10-1, 2, 3, 4 & 5)

Dear Mayor Roach and Members of the Common Council,

On behalf of the White Plains Hospital Center (“WPHC” or “Hospital”), we respectfully submit this Application for an Amended Special Permit and Site Plan Approval to permit construction of a new Hospital building (the “Hospital Expansion”) to be situated on the real property owned by WPHC that is located east of South Lexington Avenue and bounded on the north by East Post Road and on the south by Maple Avenue (the “Main Campus”). The Hospital Expansion will be constructed on land now fully developed, which will require demolition of WPHC’s Davis Parking Garage (the “Davis Garage”), two smaller buildings adjacent to the Davis Garage fronting on South Lexington, and the medical office building at 170 Maple Avenue. The demolition of these buildings has commenced, but 170 Maple Avenue is not scheduled to be demolished until 2026.

The Main Campus for WPHC comprises approximately 8.5 acres bounded on the north by East Post Road, on the south by Maple Avenue, on the east by Longview Avenue and on the west by South Lexington Avenue and Davis Avenue (between which lies the Davis Garage). This land is classified in the O-R (Office Residential) District in which a “hospital” is a permitted use, subject to issuance of a Special Permit and adoption of a Master Plan Amendment. In addition, the Hospital owns land to the west of the Main Campus on which is situated the interim parking lot recently completed, as well as buildings situated to the south of Maple Avenue with frontage on Davis Avenue.

For almost 100 years, White Plains Hospital has been in its current location. Throughout this time, it has been committed to providing exceptional healthcare to the community and to caring about the well-being of the residents of the City of White Plains. The Hospital is dedicated to providing the best healthcare services available, building new facilities and enhancing its healthcare practices, while improving access to medical care in the region. Recently, the Hospital expanded services provided at the Family Health Center by adding dental services, thereby meeting a community need.

White Plains Hospital is the leader in health care delivery in Westchester County and one of the largest employers in the City of White Plains. The Hospital has the busiest emergency department in the Hudson Valley, seeing more than 80,000 patients annually. As a member of Montefiore Health System, it is its tertiary hub for healthcare delivery in the Hudson Valley. While it is a regional healthcare provider, it remains focused on the City of White Plains and its neighbors.

Examples of the Hospital's current and exceptional programs include:

- A comprehensive Center for Cancer Care offering advanced diagnostic and treatment services, as well as innovative clinical trials and holistic support programs accredited by the American College of Surgeons Commission on Cancer.
- A world-class Cardiology Program, featuring electrophysiology services, open heart surgery, TAVR procedures (aortic valve replacement) and Cardiac Catheterization Laboratories.
- An advanced Neurosciences Program, offering complex neurological procedures as well as mechanical thrombectomy – the most advanced treatment for stroke care.
- The Center for Advanced Medicine & Surgery (CAMS) that opened in 2021 and contains Article 28 and non-Article 28 services with bridge connectivity to the main hospital consolidating and expanding outpatient, ambulatory surgery and imaging programs previously located within the main hospital.

The Hospital is highly rated for its healthcare services and patient quality experience. It has been awarded 5-Stars from the Center for Medicare and Medicaid Services two years in a row, an outstanding accomplishment for being the only hospital in Westchester County to receive that recognition and among only 8 hospitals in New York State so-recognized. Moreover, White Plains Hospital has been awarded an A-Rating for Safety and rated among the nation's top hospitals by The Leapfrog Group, which reviews over 3,000 hospitals nationwide. . White Plains Hospital is one of only 3 hospitals in New York State, and the only Hospital in Westchester and the Hudson Valley to receive this Leapfrog Group award 11 times in a row.

The reputation of the Hospital has increased the volume of patients seeking healthcare and has magnified the need to expand its facilities. There is an immediate need to construct the Hospital Expansion and to continue to enhance its facilities to provide:

- a. 100% private rooms, increasing the licensed bed count from 292 to approximately 436. New York State's Department of Health recently approved the Hospital's Certificate of Need Application to allow the Hospital Expansion, including among other things, expansions of the Emergency Department and Operating Rooms, as well as 100% private rooms (increasing from 292-beds to 436-beds).
- b. An expanded Emergency Department extending to the corner of East Post Road and S. Lexington Avenue, which expansion is needed to meet current patient volumes.

The Emergency Department was designed for 40,000 visits per year, but now serves over 80,000 patients per year.

- c. Expanded advanced surgery Operating Rooms (OR's)
 - i. Some of the current OR's are not of sufficient size to accommodate the latest equipment and associated technology
 - ii. Legacy OR's are being combined 2 for 1 to meet current state-of-the-art technology requirements, thereby reducing available OR's
 - iii. The Hospital Expansion will provide several new and larger OR's

The Hospital's "use" will not change with the proposed construction of the New Hospital Building, which, if approved, is expected to be ready to open in early 2028. An amended Master Plan is submitted showing this proposed improvement and the balance of the Hospital's campus, which Master Plan is updated from that shown to the Common Council just a few months ago when the West Campus interim at-grade parking was approved. We respectfully request approval of this Master Plan update.

The City's new Comprehensive Plan "ONE White Plains" recognizes the role of the Hospital and its partnership with the City:

As a community anchor institution, largest employer, and economic engine for the City, the vitality of White Plains Hospital can only be achieved through continued partnership with the City and local community. In order for White Plains Hospital to remain competitive, in light of evolving healthcare trends and practices, the City must continue to work with the Hospital on any future expansion plans while considering potential impacts to adjacent neighborhoods. [pp. 172-173]

We respectfully submit that the proposed Hospital Expansion is fully consistent with the adopted 2006 White Plains Comprehensive Plan and the initiatives contained in the ONE White Plains comprehensive plan update.

The design and coordination for the Hospital Expansion has been ongoing for several years, as it is complicated given the need to construct new space while operating a full-time healthcare institution. Planning the connection to the legacy building and its future adaptation to accommodate private patient rooms further adds to the challenges. The Hospital considers it essential that its Master Plan be coordinated in a manner that partners with the City and its neighbors. Landscaping along the boundaries of the campus and along the sidewalks has consistent commitment by the Hospital to enhance the pedestrian experience and provide a "green" necklace around the campus.

The Hospital Expansion will extend from the existing legacy building westerly to South Lexington Avenue on the northerly portion of the campus. At the Hospital's request, the City has discontinued

that portion of Davis Avenue between Maple Avenue and East Post Road to enable the Hospital Expansion to connect to the legacy building.

On the southerly portion of the campus, a new main driveway entrance will be created along Maple Avenue aligning with the northerly terminus of Davis Avenue. The 170 Maple Avenue building will be removed to facilitate a more visible and direct approach to the Hospital. Roadway and enhanced sidewalk improvements will be implemented at that intersection. With the closing of Davis Avenue, a new northbound lane will be constructed on South Lexington Avenue between Maple Avenue and East Post Road.

As noted above, the Emergency Department will be extended along East Post Road to the intersection of South Lexington Avenue. A dedicated patient drop-off area will be created along East Post Road, which will provide access for both the Emergency Department and a new Pediatric Emergency Department. The size of the Emergency Department will be increased to meet the volume of patients needing its services.

Based upon the experience of the pandemic, hospitals require more sophisticated and robust mechanical systems to meet higher standards for air circulation, fresh air, and filtration. There are also design criteria which need to be met to deliver the innovative healthcare services with the high level of quality that the Hospital has established. Clearly, the Hospital needs to plan for its current needs, while looking far into the future to ensure the facilities will continue to adapt to, and keep current with, anticipated advances in medicine and technology.

The Hospital Expansion has been designed with the first three levels containing Emergency Department expansion and new OR's, as well as a new Entrance Lobby, patient amenities and services, including a patient and visitor cafe. Floors 5 through 9 will contain single patient/private rooms, support services and mechanical equipment, among other things. This configuration enables the floors containing the OR's in the new and legacy buildings to align and connect at the same levels. Notably, the new OR's are larger formats to accommodate the most advanced technology for surgery. For similar reasons, these OR's will have higher floor-to-floor heights. Due to extensive air filtration and conditioning requirements, partly to offset the increased cooling requirements for the type of equipment used in the OR's, the 4th floor of the Hospital Expansion is dedicated to housing mechanical and air-handling equipment in a 24-foot-high space immediately above the OR's. Locating the mechanical and air-handling equipment in this manner will minimize the length of run needed for the large ductwork to transport conditioned air to the surgical facilities.

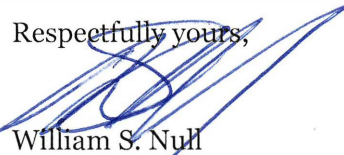
The overall height of the Hospital Expansion will be 10-stories, including the upper story containing some of the mechanical equipment with additional mechanical equipment and screening on the roof, so that the overall height of the tallest aspect of the building will be approximately 170-feet. The CAMS building is similar in height, but the Hospital Expansion will be situated at a lower topographical level as Maple Avenue slopes downward toward South Lexington Avenue.

In the O-R District, the dimensional requirements for a Hospital are part of the Special Permit conditions in the Zoning Ordinance. Section 6.7.5.6 thereof sets the maximum height at 10-stories and 125-feet and the maximum “building coverage” at 60 percent for a hospital in this District. However, the Common Council has the authority to waive these Special Permit conditions and previously has done so for White Plains Hospital by increasing the maximum “building coverage” from 60% to 70%. Similarly, we respectfully request the Common Council to waive the maximum height of 125-feet allowing the Hospital Expansion to be designed and constructed in a manner that will meet current healthcare needs for increased mechanical and electrical service equipment that occupies three levels of this building. In addition, we respectfully request that the Common Council waive the requirement for additional loading docks, pursuant to Section 8.7.3 of the Zoning Ordinance, given that the operation of the loading area will function appropriately to serve the Hospital, including the Hospital Expansion.

Accordingly, we respectfully submit for your consideration the enclosed documents more particularly detailed on Schedule A annexed hereto, which include among other things, architectural and civil engineering plans, landscaping and other site improvement details, and a Full Environmental Assessment Form (“EAF”) in accordance with SEQRA. Please also note that a Stormwater Pollution Prevention Plan (“SWPPP”) previously was submitted to the Department of Public Works.

We respectfully request that this Application for Amended Special Permit and Site Plan Approval be placed on your next Agenda for consideration and referral. Thank you for your consideration.

Respectfully yours,



William S. Null

Enclosures

Cc: John G. Callahan, Esq., Chief-of-Staff and Corporation Counsel; Christopher Gomez, Commissioner, Department of Planning; Damon Amadio, Commissioner, Department of Building; Ms. Susan Fox, President & CEO, White Plains Hospital; Joshua Strugatz, White Plains Hospital; Peter J. Romano; and Andrew V. Tung and Gerald Schwalbe, DTS Provident Design Engineering, LLP

SCHEDULE A – LIST OF PLANS AND ENCLOSURES

- **Site Plan Application Drawing Set**
 - Cover Sheet
 - G0.00 Drawing List
 - G0.03 Overall Site Plan
 - G0.04 Average Grade & Building Height
 - C0.01 Demolition Plan
 - C1.01 Layout Plan
 - C2.01 Grading Plan
 - C2.02 Sidewalk Sections
 - C2.03 Driveway Profiles
 - C2.04 Street Profiles and Sections
 - C3.01 Utility Plan
 - C3.02 Utility Profiles
 - C3.03 Utility Profiles
 - C3.04 Utility Profiles
 - C4.01 Pavement Marking and Sign Plan
 - C6.01 Site Details
 - C6.02 Site Details
 - C7.01 Vehicle Maneuvering Plan
 - C8.01 So. Lexington Ave Sanitary Extension – Concept Plan
 - C9.01 Erosion and Sediment Control Plan
 - C9.02 Erosion and Sediment Control Details
 - WP1.01 CWP Standard Notes
 - WP1.02 CWP Standard Details
 - WP1.03 CWP Standard Details
 - WP1.04 CWP Standard Details
 - WP1.05 CWP Standard Details
 - WP1.06 CWP Standard Details
 - WP1.07 CWP Standard Details
 - WC1.01 WC Standard Details
 - WC1.02 WC Standard Details
 - L1.10 Materials Plan

- L1.40 Planting Plan
- L1.30 Planting Details
- A2.01 Overall Floor Plan – Level 1
- A2.02 Overall Floor Plan – Level 2
- A2.03 Overall Floor Plan – Level 3
- A2.04 Overall Floor Plan – Level 4
- A2.05 Overall Floor Plan – Level 5
- A2.06 Overall Floor Plan – Levels 6-7
- A2.08 Overall Floor Plan – Levels 8-9
- A2.10 Overall Floor Plan – Level 10
- A2.11 Overall Floor Plan – Roof
- A3.00 Building Axon & Exterior Envelope Legend
- A3.02 North and East Elevation
- A3.04 South and West Elevation
- A3.06 Inner South and Inner North Elevation
- A3.10 Building Sections – North South
- A3.11 Building Sections – North South / East West
- A3.12 Building Sections – East West
- A3.50 Exterior Building Signage
- ELO.02 Overall Site Lighting Plan
- ELO.03 Site Lighting Fixture Cuts
- 1 of 9 Record Survey Compilation
- 2 of 9 Record Survey Compilation
- 3 of 9 Record Survey Compilation
- 4 of 9 Record Survey Compilation
- 5 of 9 Record Survey Compilation
- 6 of 9 Record Survey Compilation
- 7 of 9 Record Survey Compilation
- 8 of 9 Record Survey Compilation
- 9 of 9 Record Survey Compilation
- **Long Environmental Assessment Form (EAF 5/13/24)**
- **Project Overview (5/21/24)**
- **Traffic Impact Study (May 2024)**
- **Code-Required Parking Evaluation (5/13/24)**
- **Loading Management Plan (5/15/24)**
- **Utility Report (5/15/24)**

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:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity Common Council	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council , Town Board, or Village Board of Trustees	□ Yes □ No	
b. City, Town or Village Planning Board or Commission	□ Yes □ No	
c. City, Town or Village Zoning Board of Appeals	□ Yes □ No	
d. Other local agencies	□ Yes □ No	
e. County agencies	□ Yes □ No	
f. Regional agencies	□ Yes □ No	
g. State agencies	□ Yes □ No	
h. Federal agencies	□ Yes □ No	
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? □ Yes □ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? □ Yes □ No iii. Is the project site within a Coastal Erosion Hazard Area? □ Yes □ No		

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):

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?

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? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

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)?

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

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:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface) (net reduction)
 _____ Square feet or _____ acres (parcel size)
- Describe types of new point sources. _____

- 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:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- 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:

- 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
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing _____ 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

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

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

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

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

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

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time) (Expansion Building)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

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

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month (Expansion Building)
 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:

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			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

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:

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): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
C360129A is considered an Interim Remedial Measure that would be subject to NYS DEC soil handling and management requirements. C360131 site management has been completed on 12/02/2016. C360206 is an active site and has not undergone or completed remedial work.

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 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: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % 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: _____

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">_____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p style="margin-left: 40px;">(from EAF Mapper)</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

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 located south of the site at 232 S. Lexington Ave

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? (from EAF Mapper) Yes No

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: _____

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.

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

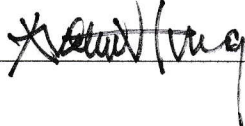
Attach any additional information which may be needed to clarify your project.

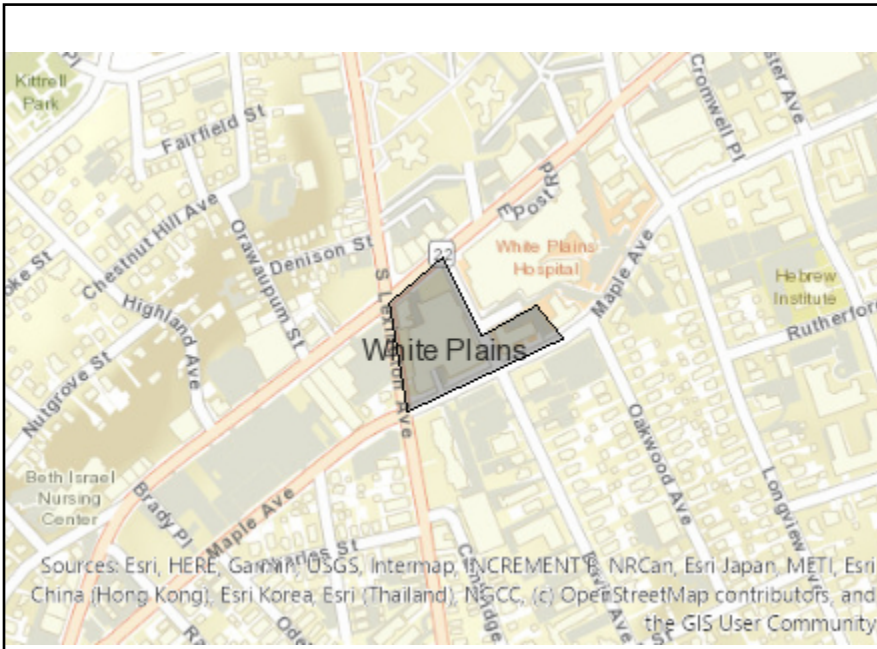
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name DTS Provident Design Engineering, LLP Date 5/13/24
Planner for White Plains Hospital Center

Signature  Title Principal



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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C360129, C360129A, C360246, 360095, C360131, C360206
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Peregrine Falcon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	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

Project :

Date :

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.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	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) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	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) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	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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6. Impacts on Air			
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 type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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

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

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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"/>

9. Impact on Aesthetic Resources 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 type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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"/>

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

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

11. Impact on Open Space and Recreation			
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 type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in 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"/>

12. Impact on Critical Environmental Areas			
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 type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in 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. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	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. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	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. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	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.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> 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.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> 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) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> 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"/>

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 formal FEAF Part 3 - Evaluation of Magnitude and Importance of Project Impacts, and Determination of Significance is completed by the White Plains Common, as the approval agency of the Proposed Action, by the adoption of the resolution entitled "ENVIRONMENTAL FINDINGS RESOLUTION REGARDING THE APPLICATION ON BEHALF OF THE WHITE PLAINS HOSPITAL CENTER FOR AMENDMENTS TO THE SITE PLAN, SPECIAL PERMIT, AND MASTER PLAN IN ORDER TO CONSTRUCT A NEW HOSPITAL BUILDING" ("Resolution").

The Resolution serves to document the Proposed Action, supporting materials, and reports from the various City departments, boards or commissions and involved agencies, and public comments and provides the reasons in support of the determination of significance which, when considered together, constitute the Environmental Review Record which serves as a basis for the SEQR determination.

This Full Environmental Assessment Form, including Parts 1, 2 and 3, is part of the Environmental Review Record.

The Resolution constitutes the official Determination of Significance and includes the following determinations and findings whereby the Common Council: (a) designates itself to serve as the Lead Agency for the environmental review of the Proposed Action; (b) finds that Proposed Action is a Type I Action under SEQR regulations; and (c) finds that the Proposed Action when compared to the SEQR criteria of environmental effect, will not have a significant effect on the environment.

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
ENVIRONMENTAL FINDINGS RESOLUTION REGARDING THE APPLICATION ON BEHALF OF THE WHITE PLAINS HOSPITAL CENTER FOR AMENDMENTS TO THE SITE PLAN, SPECIAL PERMIT, AND MASTER PLAN IN ORDER TO CONSTRUCT A NEW HOSPITAL BUILDING.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
White Plains Common Council _____ 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: WHITE PLAINS HOSPITAL CENTER EXPANSION

Name of Lead Agency: White Plains Common Council

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

Title of Responsible Officer: City of White Plains Commissioner of Planning

Signature of Responsible Officer in Lead Agency: 

Date: July 29, 2024

Signature of Preparer (if different from Responsible Officer) Rod Johnson, Environmental Officer

Date: July 29, 2024

For Further Information:

Contact Person: Christopher N. Gomez, AICP, Commissioner of Planning

Address: White Plains Planning Department, 70 Church street, White plains, NY 10601

Telephone Number: 914-422 1300

E-mail: cgomez@whiteplainsny.gov

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

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

Other involved agencies (if any)

Applicant (if any)

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

A STATE OF NEW YORK }
COUNTY OF WESTCHESTER } ss.:
CITY OF WHITE PLAINS }

I, the undersigned, City Clerk, of the City of White Plains, NY, do hereby certify that I have compared the proceeding with the original resolution, adopted by the Common Council of the City of White Plains, NY, by a vote of the majority of the members of the Common Council at a **Regular Stated Meeting**, held the **August 5, 2024**, and I do hereby certify the same to be a correct transcript therefrom and of the whole of said original.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of White Plains, NY, this **6th of August, 2024**.



Jill Iannetta

City Clerk, City of White Plains, NY

CERTIFIED COPY

from the

CITY OF WHITE PLAINS
255 Main Street
White Plains, NY 10601



CERTIFIED COPY

of a(an)

ENVIRONMENTAL FINDINGS

RESOLUTION

ENVIRONMENTAL FINDINGS RESOLUTION REGARDING THE APPLICATION ON BEHALF OF THE WHITE PLAINS HOSPITAL CENTER FOR AMENDMENTS TO THE SITE PLAN, SPECIAL PERMIT, AND MASTER PLAN IN ORDER TO CONSTRUCT A NEW HOSPITAL BUILDING.

ADOPTED BY THE
COMMON COUNCIL

of the
CITY OF WHITE PLAINS

August 5, 2024

ENVIRONMENTAL FINDINGS RESOLUTION REGARDING THE APPLICATION ON BEHALF OF THE WHITE PLAINS HOSPITAL CENTER FOR AMENDMENTS TO THE SITE PLAN, SPECIAL PERMIT, AND MASTER PLAN IN ORDER TO CONSTRUCT A NEW HOSPITAL BUILDING.

WHEREAS, the application dated May 21, 2024, on behalf of the White Plains Hospital Center (the “Applicant” or “Hospital”) requesting amendments to an approved site plan, special permit, and Master Plan in order to construct a new hospital building (the “Proposed Action” or “Hospital Expansion”) has been reviewed for compliance with the N.Y. State Environmental Quality Review (SEQR) regulations; and

WHEREAS, White Plains Hospital is a leader in health care delivery in Westchester County and has one of the busiest emergency departments in the Hudson Valley, seeing more than 80,000 patients annually. According to the Applicant, the demand for quality healthcare in the region has caused an immediate need to construct an expansion facility to accommodate the increase in patient and client demand; and

WHEREAS, the Hospital Expansion will be situated on property owned by the Applicant, and located on the easterly side of South Lexington Avenue, between Maple Avenue and East Post Road, on the site of the former Davis Avenue Garage, which has since been demolished; and

WHEREAS, the Hospital Expansion site, along with Applicant’s main campus to the east, is located in the O-R Office Residential zoning district and within the city’s Central Parking Area (“CPA”); and

WHEREAS, the current site plan and special permit approvals, provide approximately 933,589 sq. ft. of healthcare facilities in several buildings including the Main Hospital with 292 beds, Emergency Department, the Center for Advanced Medicine and Surgery (CAMS), Dickstein Cancer Center and Family Health Center; and

WHEREAS, the Proposed Action involves construction of a 10-story, approximately 475,000 square foot expansion of the White Plains Hospital Center, connecting to the existing hospital.

The Hospital Expansion project proposes to:

- Increase the licensed bed count by 144 inpatient beds from 292 to 436 beds.
- Expand the Emergency Department, including a new Pediatric Emergency Department.
- Expand advanced surgery Operating Rooms to accommodate the latest equipment and associated technology; and

WHEREAS, the Proposed Action involves the following approval actions:

1. Approval of a Site Plan Amendment pursuant to Section 7.1 of the Zoning Ordinance to construct the improvements to the hospital facility listed above.
2. Approval of a Special Permit Amendment pursuant to Zoning Ordinance Sections 6.5 Special Permit Standards and Section 6.7.5, Special Permit Standards for Hospital Uses to construct the improvements to the hospital facility listed above.

Under Section 6.7 of the Zoning Ordinance, when the Common Council is acting as the approving agency for a special permit, it need only give consideration to, and generally be guided by, the individual standards.

This includes the Common Council approval to waive special permit requirement 6.7.5.7 for a Hospital use that restricts the maximum height for a hospital building to 125 feet and to permit the proposed approximately 170-foot Hospital Expansion.

3. Approval to waive the requirement for additional loading docks, pursuant to Section 8.7.3 of the Zoning Ordinance, given that the operation of the loading area will function appropriately to serve the Hospital, including the Hospital Expansion. This is based on the Loading Dock Management Plan, dated May 15, 2024.
4. Approval of the revised 2024 Master Plan, which is included within the Project Overview dated May 21, 2024 and detailed within the Site Plan Application amendment pursuant to Section 6.7.5.10 of the Zoning Ordinance; and

Recent Project Amendments:

WHEREAS, at its meeting of July 3, 2023, the Common Council approved an amendment to its site plan and special permit approval for the White Plains Hospital in order to construct an interim surface parking lot with approximately 510 parking spaces on the “West Campus”; and

WHEREAS, at its meeting of May 6, 2024, the Common Council approved the discontinuance of a portion of the Davis Avenue street right-of-way between Maple Avenue and East Post Road and transfer of the land into the Hospital subject to the following conditions;

1. Approval of various utility improvements by the White Plains Hospital Petitioner including removal of the existing municipal utilities in Davis Avenue and suitable upgrades and improvements to the water mains, sewer mains, and stormwater system in the vicinity of Davis Avenue to compensate for the decrease in redundancy and capacity to the existing system.
2. Approval of the widening of South Lexington Avenue between Maple Avenue and East Post Road to accommodate a bicycle lane and two-way traffic. Such work must be completed at the Hospital’s expense to the satisfaction of the Commissioner of Public Works; and

WHEREAS, the Applicant submitted the following documents in support of the Proposed Action:

1. Cover letter dated 5/30/2024, addressed to the Mayor and Members of the Common Council, prepared by Damon A. Amadio, P.E., Commissioner of Building;
2. Letter from Kimley-Horn to Joseph Perillo, P.E., Director of Project Management and Construction for White Plains Hospital, dated 5/23/2024, referring to the proposed project, titled “Code Required Parking;”
3. Cover letter addressed to the Mayor and Members of the Common Council, dated 5/21/2024, as prepared by William S. Null, of Cuddy & Feder, LLP;
4. Annotated response letter, dated 5/21/2024, prepared by DTS-Provident Design Engineering, LLP;

5. Site Plan Application, civil plans drawing set, dated 5/21/2024, prepared by DTS–Provident Design Engineering, LLP;
6. White Plains Hospital Center 2024 Expansion Project Overview, dated 5/21/2024;
7. Stormwater Pollution Prevention Plan (SWPPP) second draft report, dated 5/16/2024, prepared by DTS–Provident Design Engineering, LLP;
8. Site Utility Report (includes water and sewer service size calculations from Jacob, Baum & Bolles Consulting Engineers, JB&B, as MEP,) dated 5/15/2024, as prepared by DTS–Provident Design Engineering, LLP.;
9. Department of Building Full Environmental Assessment Form, Part 1, - Project and Setting, dated 5/13/2024;
10. White Plains Hospital Loading Dock Management Plan, dated 5/15/2024, prepared by St. Onge Healthcare Engineering;
11. Letter from Kimley-Horn to Joseph Perillo, P.E., Director of Project Management and Construction for White Plains Hospital, dated 5/13/2024, regarding zoning evaluation for parking relative to the proposed project;
12. Traffic Impact Study, dated May 2024, prepared by Kimley-Horn Engineering and Landscape Architecture of New York, P.C.; and

WHEREAS, the Environmental Officer has recommended that conditions that were recommended by the various departments, boards, and commissions, be adopted as part of the Proposed Action and are hereby considered to be a part of the Proposed Action for purposes of the environmental review and site plan approval (hereinafter referred to as “Conditions”):

- A. As per the recommendation set forth in the communication of Thomas J. Soyk, PE, PTOE, Deputy Commissioner, City Transportation Engineer, dated June 18, 2024

The Department of Parking/ Traffic Division has reviewed the Plans, Traffic Impact Study and Loading Dock Management Plan and has the following comments:

1. Signal warrant analyses must be conducted for the two new traffic signals at West Post Road and Highland Avenue and at Maple Avenue and Oakwood Avenue. Since the Oakwood Avenue signal would primarily serve limited pedestrian activity, there should be consideration of a “Hawk” signal at this location. The “Hawk” signal should be designed so that it could be converted to three color operation in the future, if needed.
2. The loading dock plan should include turning diagrams for trucks entering the dock and for maneuvering to and from loading bays.
3. When signal modification and improvement plans are submitted, they should include additional vehicle detection (particularly the intersections along South Lexington Avenue). This new detection will provide

flexibility in maintaining progressive traffic flows along the major streets once recommended timing changes at these intersections are implemented. Some video detection should also be considered at critical locations to provide for surveillance and signal timing adjustments as expansion occurs. Intersections that should also have additional detection include East Post Road at Longview Avenue and Maple Avenue at Longview Avenue (Video Detection). Signal Plans must also evaluate the necessary changes to the communications network so that new signals can be properly accommodated.

4. The crosswalk designs for the modified Davis Avenue and Maple Avenue intersection will have to be adjusted to provide for safe pedestrian access through this intersection.
 5. For the Hospital Main Entrance loop, the parking lanes should be eight feet wide, not seven. The travel lanes can be eleven feet to make up the difference. A future pedestrian access from Maple Avenue to the Main Entrance, at the east side of the loop, should be included in the design.
 6. The spaces identified for the emergency room drop off need to be twenty-two feet long, not twenty. The designation of any existing parking for the emergency room should also be shown.
 7. The new bike lane must have white plastic delineation posts in the buffer zone and bike lane signs and markings as appropriate.
 8. The design and location of parking restriction signs must also be included in the plans. This is particularly important for the drop off and pick up areas. If short term parking is to be permitted, time durations should be designated.
- B. As per the recommendation set forth in the communication of the Commissioner of Planning, dated July 22, 2024.
1. The Common Council waive special permit requirement 6.7.5.7 for a Hospital use that restricts the maximum height for a hospital building to 125 feet to permit the proposed approximately 170-foot Hospital Expansion. The minor increase in height is necessary to meet the enhanced HVAC mechanical systems required for modern hospital use. Further, the lower base elevation of the proposed Hospital Expansion at South Lexington Avenue relative to the existing CAMS building at Longview Avenue minimizes the visual impact of such height differential, and will make the buildings appear effectively the same height.
 2. All landscaping shall consist of native species and continue to be maintained in a healthy growing condition throughout the duration of the "structure" or "use" which it is intended to serve. Any planting not so maintained shall be replaced with new plants at the beginning of the next growing season.
 3. A Construction Management Plan is required for the development of the Proposed Project and a coordination plan for coordinating construction with other construction in the area, if any. The Plan shall include strict controls on all aspects of the construction. The Construction Management Plan shall be subject to the approval of the Commissioners of Building, Public Safety, Public Works, Traffic, and Planning and the Environmental Officer.

4. A pre-construction meeting must be held with the applicant, the contractor, the Building Inspector, the Environmental Officer, and other staff, as needed, to review the construction plan and time-line, and to detail City requirements and applicant responsibilities during construction.
 5. Prior to issuing a building permit, the Department of Building should ensure that the Applicant has provided documentation demonstrating the extent to which the project would meet LEED Certification Silver and New York State Energy Star standards.
- C. As per the recommendation set forth in the communication of the Commissioner of Public Works, dated: July 9, 2024
1. The current Stormwater Pollution Plan (SWPPP) has been approved. As the plans are further developed, revisions or amendments to the SWPPP, in accordance with the current 'NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity' will be required.
 - A. The owner/applicant must provide to the City's Department of Public Works (DPW) the required \$2,000 SWPPP initial review fee with next submittal.
 - B. Upon submittal for permit with the New York State Department of Environmental Conservation (NYSDEC) a copy of the final documents must be provided to DPW, including all applicable forms signed by the corresponding parties, as required by the NYSDEC.
 2. Documented information from this site indicates the presence of high groundwater table throughout. Should groundwater be encountered during construction activities, dewatering operations must comply with the provisions listed in the SWPPP to be filed with the NYSDEC.
 - A. The architectural plans provided indicate that the proposed first floor elevation will be at 207 feet, however no below grade, or foundation information was provided in this submission. In the absence of more detailed soil and groundwater data, any water discharge from mitigation of groundwater post construction must remain entirely within the property. Discharges to the city's right-of-way (ROW) or to the municipal stormwater system will not be permitted.
 - B. Provide any and all additional documentation from soil testing and/or borings performed at the site as they become available.
 - C. The applicant is to provide further developed plans with information on below-grade construction, including foundation depths and footing drainage system, if any, proposed for the foundations.
 3. The proposed trench drain along the Maple Avenue edge of pavement, at the future hospital entrance, must be relocated further into the entrance where the future ROW/private property line will lay. The trench drain must be installed entirely within the private property.
 4. The construction of all stormwater facilities must be under the supervision of the stormwater design Engineer of Record (EOR.) An as-built drawing must be provided to the Department of Public Works, signed and sealed by this Engineer, or by a New York State Licensed Land Surveyor.

- A. An As-Built survey shall be prepared showing all utility work installed within the site. A Stormwater Maintenance Agreement must be executed between the owner and the City; and a typical escrow account must be established for the maintenance of the permanent stormwater facilities installed within the private property. The Commissioner of Public Works has the right to utilize this escrow account to perform maintenance work should the owner fail to be responsive. Further, the City's DPW, should they be required to contract the work, will receive an additional 20% of all costs as an administrative fee. A standard DPW Stormwater Maintenance Agreement must be executed with the City, approved by the Corporation Counsel, and filed with the Land Records Division of the Office of the Westchester County Clerk, prior to the issuance of any Certificate of Occupancy (C.O.)
5. As previously agreed with the City's DPW, the applicant will be required to upgrade approximately 404-ft of the existing 10" sanitary sewer main in South Lexington Avenue, north of East Post Road; with 16" diameter main to be able to adequately accommodate the proposed hospital expansion. The proposed improvements to the 10" sanitary sewer main in South Lexington Avenue, as shown on the latest plan sheet C8.01, are conceptual depictions. Once formal design plans are finalized, plans for the sanitary sewer replacement must be provided by the applicant for final approval by the Department of Public Works, and subsequent submittal to the Westchester County Department of Health (WCDOH) for their approval and permit.
6. Upon completion of all the off-site water and sewer main work, and issuance of Approval of Completed Works from the Westchester County Department of Health, the applicant must provide DPW with a detailed As-Built survey showing all the water and sanitary sewer modifications related to the discontinuance of the portion of Davis Avenue from Maple Avenue to E. Post Road.
7. Provide DPW, for review and approval, design documents for the proposed "private" sanitary sewer service line(s) prior to subsequent submittal to the Westchester County Department of Health for their approval and permit.
 - A. The applicant will be required to provide approved grease trap/interceptor within the property, size based on the entire flow rate of the proposed new expansion area, including any anticipated food preparing facility. The unit's type and size must be approved by the Commissioner of Public Works prior to obtaining a Building Department permit.
 - B. The applicant shall provide DPW with a copy of all "private" sanitary sewer service line plans, as approved by the WCDOH, prior to commencing work.
8. Backflow prevention devices must be installed on the fire and domestic water services for the proposed addition. These devices are to be located in a utility room that must also accommodate a master water meter. The application for the backflow device installations must be prepared by a Licensed New York State Professional Engineer and submitted to the Department of Public Works for review and subsequent final approval by the Westchester County Department of Health. The floor drain for the room must be adequate to comply with the White Plains Department of Public Works and Westchester Department of Health requirements.
 - A. Provide DPW with copies of the approved backflow prevention device plans and permits, as provided by the WCDOH. Backflow preventers may not be installed prior to final approval by WCDOH.

- B. After the approved backflow prevention devise(s) have been installed and successfully tested, the applicant's Licensed Professional must certify that the installation is performed according to the WCDOH approved plans; and a completed copy (for each installed device) of the department's Form DOH-1013 (Report on Test and Maintenance of Backflow Prevention Devise Form) must be provided to the City, as the water purveyor, before the issuance of a Temporary Certificate of Occupancy (TCO) by the Department of Building.
9. Plan sheet C1.01 shows the layout for the proposed widening of South Lexington Avenue, from Maple Avenue to E. Post Road. All work to be performed within the existing or proposed ROW must be performed in accordance with DPW requirements.
 - A. Upon completion of the proposed roadway widening and reconstruction in the portion of South Lexington Avenue, applicant must provide all the required documentation pertaining to the dedications of the new ROW areas to DPW.
 10. The applicant shall be required to provide the necessary surety bond (as approved by DPW) and applicable inspection fee (10 percent of surety) to the Department of Public Works for the work to be performed i.e. water, sewer drain and streetscape, within the Municipal right-of-way (ROW) in relation to the site's construction. The engineer must provide DPW an estimate using NYS prevailing wage rates for the ROW work, for review and approval. Upon the Commissioner's approval of the estimate, the surety bond and inspection fee will be determined.
 11. When submitting for a building permit, revise plans to show the designated snow storage area(s). Provide details of signs to be used. Please note that the storage of snow on, or plowing onto, the City's right-of-way is not permitted.
 12. All tree species being proposed to be installed within the City's right-of-way will require approval from the Commissioner of Public Works and the City's arborist prior to planting.
 13. All construction under the jurisdiction of the Department of Public Works must be in conformance with DPW Standards regardless of what may be shown on the plans. All materials to be used within the municipal right-of-way must be domestic made and/or must comply with latest revision of the "Buy American Provisions of the American Recovery and Reinvestment Act of 2009."
 14. All construction work shall be subject to the City's Construction Management Protocol. This protocol includes, among other things, a construction management plan, erosion and sedimentation control measures, hours of operation, parking, site access, etc.

The requirements for the White Plains Construction Management Protocol for the proposed redevelopment of the site are set forth below:

- A. A Construction Management Plan is required for the development of the proposed project and a coordination plan for coordinating construction other construction in the area, if any, including City projects which will be going on contemporaneously with this project. The plan shall include strict controls on all aspects of the construction, including construction related impacts on adjacent properties and properties within the construction impact area, such as, but not limited to, hours of operation of construction vehicles and construction work on the site, hours of deliveries to the site,

location of deliveries, requirements for loading/unloading and storage of materials on the project site, length of time travel lanes can be encumbered, sidewalk closings or pedestrian diversions to ensure the safety of the pedestrians, controls on "fugitive dust" and the impact of run-off from the site on the City storm drain system, such as from the wash down of delivery vehicles departing the site (all such vehicles must be cleaned on pads located on the site and all drainage must have proper filtration of the wash-down water), noise, pest control, street cleaning, site security, scheduling of periodic meetings with nearby residents and City staff to coordinate project construction and keep residents advised. The Construction Management Plan shall be subject to the approval of the Commissioners of Building, Public Safety, Public Works, Traffic, Planning and the Environmental Officer.

- B. Since vibration from excavation and construction equipment and work could have negative impacts on adjacent properties, the applicant must take all appropriate steps to avoid impacts to such properties, including pre-disturbance surveys of the adjoining properties not owned by the applicant, use of procedures approved by the Departments of Public Safety and Building for rock chipping (if any is to be conducted), pile driving, sheeting and shoring around the excavation area, and any such other necessary protections as are deemed appropriate and protective of the adjoining properties by the Commissioner of Building. If blasting is required, separate approval must be obtained from the City Departments of Building, Public Safety and Public Works. (The City has a separate protocol for blasting.) In developing the excavation and construction procedures, the applicant shall consult with residents within the construction impact area on their needs and concerns and provide an adequate understanding of the construction process, and ensure proper notice to these owners. This includes creating a photographic record of structural conditions of buildings in the designated construction impact area if rock chipping or blasting will occur.
- C. The Construction Management Plan for the proposed project shall require that the applicant ensure through appropriate measures, to be mutually agreed upon between the City and the applicant, that the parking location requirements for construction workers will be strictly enforced. As part of the Construction Management Plan, the applicant shall submit a parking plan for construction workers, which designates the construction manager as the responsible party to ensure that the proposed parking plan is enforced. Once a parking plan is approved by the City for construction workers, the applicant shall be required to provide all construction contractors with information on where their workers and the subcontractors are permitted to park and provide clear consequences for the failure to follow these regulations. The parking plan shall also designate the routes to the construction site for construction workers and construction vehicles, which routes must be approved by the Deputy Commissioner of Parking for Transportation Engineering, Commissioner of Public Safety and Commissioner of Public Works. Such routes shall be along arterial and collector streets, with minimum use of minor streets if deemed necessary to access the construction site. For core area development, it is anticipated that parking for construction workers will be arranged through the City's Department of Parking. The applicant should commence discussions with the Parking Department as soon as possible to address this issue if parking in a municipal lot parking garage is proposed for construction worker parking.
- D. The Construction Management Plan shall prohibit staging or "waiting" by construction vehicles on City streets, unless previously approved in writing by the Commissioners of Public Works and Public Safety.

- E. As to "fugitive dust", the applicant must develop a plan for the protection of adjacent properties, satisfactory to the Commissioner of Building and the Environmental Officer.
- F. Due to the proximity of sensitive receptors, such as nearby residents, noise from the construction site could potentially have negative impacts, the Construction Management Plan must address both noise impacts and air quality impacts of construction equipment as follows:
 - 1. The internal combustion engine-powered construction equipment used in the construction of the project shall be limited to late model (1998 and newer) so as to take advantage of the cleaner burning engines. Also, these off-road pieces of equipment will have better sound attenuation properties. Exceptions to this shall be subject to the approval of the Commissioner of Building upon a demonstration that it is not feasible or practicable to obtain the required equipment. Unless an exception is granted by the Commissioner of Building, no engines shall be used unless "critical" level exhaust silencers are fitted. This is the quietest of the three main categories and is consistent with what the City uses for its own fleet.
 - 2. All non-road vehicles over 50HP used with regard to this project shall utilize the best technology available for reducing the emission of pollutants, including, but not limited to, retrofitting such non-road vehicles with oxidation catalysts, particulate filters, and/or technology with comparable or better effectiveness. All construction equipment shall include PM2.5 emission controls. The City recognizes that there is a cost associated with PM2.5 emission controls, but the size, scope, and length of time necessary to construct each project warrants the additional cost on the part of each project developer to insure reduced emissions during the construction phase.
 - 3. "Non-road vehicle" means a vehicle that is powered by non-road engine, fifty (50) horsepower and greater, which shall include, but not be limited to, excavators, backhoes, cranes, compressors, generators, bulldozers, and similar equipment.
 - 4. "Non-road engines" mean an internal combustion engine (including the fuel system) that is not used in a motor vehicle used solely for competition or that is not subject to standards promulgated under Section 7411 or Section 7521 of Title 42 of the United States Code (USC), except that this term shall apply to internal combustion engines used to power generators, compressors, or similar equipment used in any construction program or project.
- G. Prior to the issuance of any building or excavation permits, the applicant and its construction management team, including principal contractors, must meet together with representatives of the City's Departments of Building, Public Works, Public Safety, and Planning and the Environmental Officer, to review the Project Construction Management Plan and to ensure that all responsible parties understand their responsibilities under that plan.
- H. The applicant shall equip all construction equipment with "back up" sound attenuation devices.
- I. The applicant shall be responsible to ensure that all streets and/or roadway infrastructure which is damaged as a result of construction activities will be repaired to City standards, funding for such repairs to be drawn from the bond posted with the City, Builder's Risk Insurance, and by the applicant for such damage as is not covered by the bond or insurance.

- J. The Construction Management Plan shall address the maintenance of the respective properties during the construction phase. Prior to the commencement of construction, the project applicant shall also be required to maintain its property and ensure that it is clean and free from hazardous conditions.
- K. The City of White Plains Standard Construction Details and Specifications shall supersede anything submitted by the applicant which is inconsistent with those standards.
- L. The applicant shall include a note on both the approved special permit/site plan and the Construction Management Plan about soil and erosion control regulations and the need to comply with the applicable City of White Plains and New York State Department of Environmental Conservation regulations, including, in all cases providing appropriate controls on site to prevent runoff from the site into City streets and storm drainage system, and, where applicable, the requirements of the approved SWPPP.
- M. The applicant shall submit to the Commissioner of Public Works for review and approval, a certified property survey by a licensed surveyor with metes and bounds shown for all property lines. The applicant shall provide coordinates in NAD 83 on the property survey.
- N. Applicant shall provide to the Commissioner of Public Works for their review and approval, profiles of the proposed service utilities, depicting existing utility crossings.
- O. The construction sequence of this proposed project must be coordinated with the City's Department of Public Works before it can issue permits to close streets or sidewalks, and disconnect or otherwise interrupt utility services, which will likely have a significant impact to the surrounding neighborhood.
- P. The applicant or any of its successor(s) or assign(s) shall be required to notify the Corporation Counsel of the City of White Plains in writing within thirty (30) days of any change in ownership, transfer of title, or any change in the corporate structure of same; and

WHEREAS, the Proposed Action achieves thresholds for a Type I Action under SEQR regulations since it involves construction of over 100,000 square feet of nonresidential floor area in a city of less than 150,000 population; and

WHEREAS, the Environmental Officer has recommended that the Common Council, as approving agency of the Proposed Action, (a) designate itself to serve as the Lead Agency for the environmental review of the Proposed Action; (b) find the Proposed Action to be a Type I Action under SEQR regulations; and (c) determine that the Proposed Action, when compared to the SEQR criteria of environmental effect, will not have a significant effect on the environment; and

WHEREAS, under the New York State Environmental Quality Review (SEQR) regulations (6 NYCRR 617), the Common Council is required to incorporate environmental considerations in approval actions by a) identifying environmental issues; b) taking a "hard look" at relevant environmental concerns; and c) making a "reasoned elaboration" as a basis for an environmental determination; and

WHEREAS, the Common Council has considered the Proposed Action, supporting materials, and reports from the various City departments, boards or commissions and involved agencies, and public comments which, when considered together, constitute the Environmental Review Record which serves as a basis for the SEQR

determination; now, therefore, be it

RESOLVED, based on the foregoing reasons, that the Common Council hereby designates itself Lead Agency for the environmental review of the Proposed Action; and be it further

RESOLVED, based on the foregoing reasons, that the Common Council hereby determines that the Proposed Action is a Type I Action under SEQR regulations; and be it further

RESOLVED, based on the foregoing reasons, that the Common Council hereby determines that the environmental review of the discontinuance of the "Davis Avenue Segment" separate from the anticipated site plan approval for the future expansion of the Hospital is appropriate and no less protective of the environment; and be it further

RESOLVED that the Common Council has examined the potential environmental effects of the Proposed Action and makes the following environmental findings:

- (a) The Proposed Action is consistent with the Comprehensive Plan and the Zoning Ordinance.

The proposed Hospital Expansion is consistent with the City’s recently adopted 2024 Comprehensive Plan, One White Plains, as follows:

liveWP 12: *Facilitate the continued growth and long-term success of the White Plains Hospital....*

As a community anchor institution, largest employer, and economic engine for the City, the vitality of White Plains Hospital can only be achieved through continued partnership with the City and local community. In order for White Plains Hospital to remain competitive, in light of evolving healthcare trends and practices, the City must continue to work with the Hospital on any future expansion plans while considering potential impacts to adjacent neighborhoods.

The Proposed Action will not affect the two Urban Renewal Project areas that have been designated in the area along East Post Road. The project will not require amending the WPUR-9A Davis Post Urban Renewal Project Plan adopted 6/1/92. While Davis Avenue abuts and serves as the western boundary of this project, it is not technically within the project area. The site is located within WPUR-12E, Post Road / South Lexington Avenue Urban Renewal Project Expanded, but no UR plans have been approved for the project.

By resolution adopted November 4, 2014, the Common Council permitted coverage of up to 70 percent. As such, the site plan conforms to the dimensional regulations of Section 5.3 of the Zoning Ordinance and the Individual Standards and Requirements for Hospitals detailed in Section 6.7.5 of the Zoning Ordinance.

ZONING DIMENSIONAL REGULATIONS

The proposed Hospital Expansion conforms to the Dimensional Regulations of the Zoning Ordinance related to the Special Permits Standards for Hospital uses.

Standards for Special Permit Use “Hospitals in O-R District ZONING TABLE from Drawing G0.03 dated 4-12-24			
Zoning Requirement	Required/Permitted	Existing Hospital	Hospital + Expansion
6.7.5.3 minimum lot area (SF) (2,3)	20,000	329,118	370,932
6.7.5.5 maximum building coverage %	80%	NA	NA
6.7.5.7 maximum coverage, if max. height = 10 stories/125’ shall be 10 stories and 125 feet	70% (4)	62.7% (5)	57.9%
6.7.5.6 Maximum floor Area (FAR)	5.4	2.84	3.50

6.7.5.7	Maximum Height			
	Stories	10	9	10
	Feet	125	124	170 (6)
6.7.5.9	Dimensional Requirements not otherwise Specified	To be determined by Approving Agency in connection with approval of special permit		
FAR / Floor Area Calculation				
	Existing Gross Floor Area	933,589 sf		
	Expansion Gross Floor Area	365,100 sf		
	Total	1,298,689 sf		
O-R District FAR 5.4				
	Total Lot Area	370,932 sf		
	Total allowable gross floor area	2,003,033 sf		
	Maximum Building Coverage If Max. Height = 10 stories/125' = 70% of Total Lot Area =	259,653 sf		
	Total Building coverage existing hospital + Expansion	214,825 sf (214,825/370,932 = 57.9%)		
Notes:				
(1) Zoning Ordinance Amended through February 5, 2024				
(2)				
	130-27-7-3.111	232,805 sf		
	130-27-7-4	5,712		
	130-27-7-9	12,872		
	130-27-10-3,4	19,022		
	Subtotal	329,118	329,118	
(3)				
	130,27-10-1	5,203		
	130,27-10-2	5,748		
	130,27-10-5	6,742		
	Portions of Davis Ave	24,121		
	Total proposed sf		370,932	
(4) Per 11/14/13 special permit amendment				
(5) Per 8/5/18 approved site plan				
Common Council waiver sought for increase height per its jurisdiction as Approval Agency				

SPECIAL PERMIT STANDARDS

The Proposed Action has been reviewed with respect to the individual special permits standards for Hospital or Sanitaria uses at Section 6.5 applicable to the White Plains Hospital in the OR District. It should be noted that when the Common Council is acting as the approving agency, it need only give consideration to and generally be guided by these individual standards and requirements

The Proposed Action has been reviewed with respect to the special permits standards for Hospital or Sanitaria uses at Section 6.5.

6.5.1 *The location and size of the special permit "use," the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to "streets" giving access to it are such that it will be in harmony with the appropriate and orderly development of the area in which it is located.*

The proposed Hospital Expansion replaces one hospital use with another, therefore the “use” of the site does not change, as defined by the City’s Zoning Ordinance. The White Plains Hospital has

undergone substantial renovation and expansion since 2009, including the most recent addition of the Center for Advanced Medicine & Surgery (CAMS), approved by the Common Council in 2018. Such expansion has been supported by past comprehensive plans as well as the recently adopted One White Plains Comprehensive Plan. The Hospital's need to further expand its campus is underscored by the increase in volume of patients visiting its Emergency Department, annually, from 40,000 to 80,000 patients. Moreover, the Hospital's recent acquisition of the Western Campus (between Maple Avenue, West Post Road, South Lexington and Rathbun Avenues) facilitates this proposed Hospital Expansion by providing the requisite interim parking needed to support the existing hospital campus as well as the proposed expansion. Therefore, the Hospital Expansion will be in harmony with the appropriate and orderly development of the area.

- 6.5.2 *The location, nature and "height" of "buildings," walls and fences and the nature and extent of existing or proposed plantings on the site are such that the special permit "use" will not hinder or discourage the appropriate development and "use" of adjacent land and "buildings."*

The proposed new Hospital Expansion (approximately 170 feet in height) will be taller than the neighboring CAMS building, but the Hospital Expansion is situated at a lower elevation level (approximately 10 feet), as Maple Avenue slopes downward toward South Lexington Avenue. The visual impact of the building in northbound views from Longview Avenue is somewhat offset by existing street trees along that roadway from the pedestrian/motorist view perspective. Views of the building from Maple Avenue are partially obstructed by existing buildings and street trees. The additional height is necessary to accommodate the mechanical and air-handling equipment for advanced technology in operating rooms, so that the hospital can remain competitive in the healthcare industry. Therefore, the project will not unduly hinder or discourage the appropriate development and use of the surrounding businesses, offices, assisted living center, and residences.

- 6.5.3 *Operations in connection with any special permit "use" will not be more objectionable to nearby properties by reason of noise, traffic, fumes, vibration or other characteristics than would be the operations of permitted "uses" not requiring a special permit.*

The proposed Hospital Expansion replaces a hospital use with another hospital use, so therefore will not be more objectionable to nearby properties.

- 6.5.4 *"Parking lots" will be of adequate size for the particular special permit "use," properly located and suitably screened from adjoining residential "uses," and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety.*

No new surface parking is proposed. Parking spaces in the western campus interim parking lot, as well as the existing Longview-Cromwell Garage will accommodate the parking needs for the expansion project.

- 6.7.5.3 *The minimum required "lot area" for a hospital "use", including all ancillary hospital "uses" shall be 20,000 square feet in the O-R District.*

The total land area of 370,932 square feet, consisting of various parcels owned by White Plains Hospital Center clearly exceeds the minimum of 20,000 square feet required for a hospital in the O-R District.

- 6.7.5.5 *In an O-R District, the maximum "building coverage" shall not exceed 80 percent for all "buildings."*

The overall site coverage including the new expansion project amounts to approximately 57.9% for all buildings on site. This represents an actual decrease in building coverage over existing conditions.

- 6.7.5.6 *The "floor area ratio" for a hospital "use," including all ancillary hospital and sanitarium "uses" and "accessory uses" in an O-R District shall not exceed 5.4.*

With the addition of the Hospital Expansion project, the proposed Floor Area Ratio ("FAR") would be 3.5, well below the permitted FAR.

- 6.7.5.7 *In an O-R District, the maximum "height" shall be 10 stories and 125 feet, provided that the "building coverage" for all "buildings" does not exceed 60 percent.*

By resolution adopted November 3, 2014, the Common Council permitted coverage of up to 70 percent. As such, the proposed building coverage of 57.9% is in compliance with this section.

The proposed height of approximately 170 feet exceeds the permitted 125 feet. However, the change in base elevation between the CAMS building and the proposed Hospital Expansion minimizes the height differential, and will make the buildings appear nearly the same in height.

- 6.7.5.9 *Dimensional requirements not otherwise specified for the hospital special permit use shall be determined by the approving agency.*

The Planning Department finds that the yard setbacks provided are appropriate.

- 6.7.5.10 *Any future development involving a hospital "use" or any ancillary hospital "use" which involves the construction of new "floor area" generating a requirement for 10 or more "parking spaces" shall be accompanied by a master plan for the total future development of the entire parcel.*

The Hospital has previously developed a detailed Master Plan for the 2009, 2013 and 2018 Approvals. The 2024 revised Master Plan, which is included within the Project Overview dated May 21, 2024 and detailed within the Site Plan Application itself is consistent with this Section and Section 6.7.5.11.

ZONING COMPLIANCE

The Proposed Action has been reviewed with respect to the Site Plan Standards at Section 7.5:

- 7.5.1 *Conformity of all proposals with this Ordinance and with the goals of the "Comprehensive Plan."*

As previously identified, the project is consistent with recommendations of the City's recently adopted One White Plains Comprehensive Plan.

- 7.5.2 *Safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site. At least the following aspects of the "site plan" shall be evaluated to determine conformity to this standard:*

- 7.5.2.1 *The effect of the proposed development on traffic conditions on existing "streets."*

The Applicant prepared a Traffic Impact Study in May 2024 that evaluated existing and future traffic conditions surrounding the site through 2033. The Traffic Study examined the Level of Service (LOS) at 24 intersections surrounding the project site, comparing existing conditions to post-construction conditions. The report found that the increase in traffic volumes associated with the Hospital Expansion could result in some undesirable future operating conditions for the following intersections, in particular:

1. South Lexington & Maple Avenue (AM peak hour: LOS “D” to LOS “E”)
2. West Post Road & Highland Avenue/West Campus Lot Northwest Driveway (midday peak hour: LOS “D” to LOS “E”)
3. West Post Road & Orawaupum Street (PM peak hour: LOS “C” to LOS “D”)
4. East Post Road & Longview Avenue/Dr. Martin Luther King Jr. Blvd (PM peak hour: LOS “C” to LOS “D”)

As a result, the Applicant proposes several improvement measures (signal timing adjustments and pedestrian crossing interval modifications) to accommodate the future potential future traffic from the Hospital Expansion. These improvement measures are detailed in the Applicant’s Traffic Impact Study, dated May 2024.

Accordingly, upon the implementation of the improvement measures detailed in the Applicant’s Traffic Study and confirmation from the City’s Deputy Commissioner of Parking and Traffic Engineer, the expansion project will not significantly impact traffic conditions on surrounding streets.

7.5.2.2 The number, locations and dimensions of vehicular and pedestrian entrances, exits, drives and walkways.

The Hospital Expansion project will ultimately create a reoriented and newly designed main entrance into the White Plains Hospital. Whereas the existing entrance into the Hospital is currently located along the now demapped Davis Avenue, the new entrance will face Maple Avenue.

The main access into the Hospital for vehicles and pedestrians will be at the terminus of Davis Avenue, where it was demapped between Maple Avenue and East Post Road (the existing, demapped Davis Avenue will become the curb cut into the Hospital Expansion). Cars entering here will be able to drive around a circular driveway to the newly designed main entrance into the hospital. A new walkway for pedestrians leading from South Lexington Avenue to the new main hospital entrance has been provided, as has a walkway bordering the vehicular entrance on Maple Avenue. The main entrance will also feature a protective canopy.

Similarly, the Hospital Expansion project will create an expanded Emergency Department (ED) and include a new, dedicated ED drop-off area along East Post Road (approximately 200 feet west of the existing entrance). Two new curb cuts will be added to allow cars to pull in, drop off, and head out. The existing ED pedestrian entrance along East Post Road will provide access to a dedicated, future pediatric emergency room. The current parking / valet area for the ED will become a dedicated ambulance parking area.

7.5.2.3 The visibility in both directions at all exit points of the site. The driver of an automobile exiting

the site should have an unobstructed view of the "street" for that distance necessary to allow safe entrance into the traffic stream.

Visibility into and out of the site is adequate as confirmed by the City's Deputy Commissioner of Parking and Traffic Engineer.

- 7.5.2.4 *The location, arrangement and adequacy of off- "street" "parking lots," which shall, at a minimum, meet the requirements of Section 8 of this Ordinance.*

The Applicant's parking analysis indicates that its existing parking spaces (the Longview Parking Garage and the Westerly Campus surface parking lot) combined with parking credits and the use of valet comply with Section 8 of the Zoning Ordinance. Subject to confirmation by the City's Deputy Commissioner of Parking and Traffic Engineer, the Applicant complies with this section.

- 7.5.2.5 *Interconnection of "parking lots" via access drives within and between adjacent "parking lots," in order to provide maximum efficiency, minimize curb cuts, and encourage safe and convenient traffic circulation.*

No new parking lots are proposed.

- 7.5.2.6 *The location, arrangement and adequacy of "loading spaces," which shall, at a minimum, meet the requirements of Section 8 of this Ordinance.*

Section 8 of the Zoning Ordinance provides that one (1) loading space per 100,000 square feet of gross floor area is required. The existing hospital currently contains seven (7) loading spaces plus four (4) waste spaces. The additional gross floor area from the Hospital Expansion project would require an additional five (5) loading spaces, per the Zoning Ordinance.

The Applicant has prepared a Loading Dock Management Plan, dated May 15, 2024.

- 7.5.2.7 *Patterns of vehicular and pedestrian circulation both within the boundaries of the development and in relation to the adjoining "street" and sidewalk system.*

Refer to Section 7.5.2.2, above.

- 7.5.2.8 *The location, arrangement and adequacy of facilities for the physically handicapped, such as ramps, depressed curbs and reserved "parking spaces."*

Appropriate provisions for the physically disabled are provided within and around the site.

- 7.5.2.9 *The location, arrangement and adequacy of landscaping within and bordering "parking lots" and "loading spaces," which shall, at a minimum, meet the requirements of Section 8.7.5 of this Ordinance.*

There are no new parking lots proposed at this time.

- 7.5.2.10 *Adequacy of fire lanes and other emergency zones.*

Appropriate fire zones have been provided as confirmed by the Commissioner of Public Safety.

- 7.5.3 *The protection of environmental quality and the preservation and enhancement of property values in the neighboring area.*

The environmental quality of the site should be unchanged, as the site currently fully developed. The proposed Hospital Expansion building will enhance the appearance of the area by replacing a dilapidated parking structure with a new, state-of-the-art hospital facility, likely enhancing the property values in the neighboring area.

- 7.5.3.1 *The location, height and materials of walls, fences, hedges and plantings so as to insure harmony with adjacent development, screen "parking lots" and "loading spaces," and conceal storage areas, refuse areas, utility installations and other such features. Such walls, fences, hedges and plantings shall, at a minimum, meet the requirements of Sections 4.4.16, 4.4.19 and 8.7.5 of this Ordinance.*

Once again, no new parking lots will be provided.

The Applicant's Planting Plan (L1.40) indicates generous landscaping, including ornamental planting, shade palette, sun palette and stormwater palette, along the Maple Avenue frontage, within and around the new Hospital entrance on Maple Avenue, as well as along South Lexington Avenue and East Post Road. The Applicant is committed to extending its "green necklace" around the entire Hospital campus to reduce visual impacts to the adjacent neighborhood and enhance the overall aesthetic quality of the campus.

- 7.5.3.2 *The prevention of dust and erosion, both during and after construction, through the planting of ground cover or the installation of other appropriate ground surfaces.*

The City's construction management protocols must be adhered to the satisfaction of the Commissioners of Building and Public Works.

- 7.5.3.3 The preservation of natural features of the site such as wetlands, unique wildlife habitats, historic "structures," major trees and scenic views both from the site and onto or over the site.

There are no natural features, wetlands, or unique wildlife habitat on the site. The site is completely built out.

- 7.5.3.4 *The conformity of exterior lighting to the requirements of Section 4.4.20 of this Ordinance.*

The Applicant's Lighting Plan (EL0.02) indicates the strategic placement of contemporary lantern LED lighting as well as a wall-mounted illumination system. The Applicant shall ensure that all lighting within the surface parking areas are appropriately screened and positioned so as to avoid objectionable glare into the adjacent neighborhood.

- 7.5.3.5 *The design and arrangement of "buildings," "structures" and accessory facilities (such as air conditioning systems, public address systems, etc.) so as to achieve minimum and acceptable noise levels at the property boundaries.*

The proposed Hospital Expansion is not anticipated to generate unacceptable noise levels. The Applicant must comply with the City's Noise Ordinance.

- 7.5.3.6 *The provision of adequate storm and surface water drainage facilities so as to properly drain the site while minimizing downstream flooding.*

The Stormwater Pollution Prevention Plan must be approved by the Department of Public Works.

7.5.3.7 *Access to sunlight for present and potential solar energy systems, both on and off site, as well as "building" siting, orientation and landscaping, meeting at a minimum the requirements of Section 4.4.21 of this Ordinance.*

No solar energy systems are proposed at this time. If the Applicant intends on installing solar parking canopies at a future date, then the Applicant shall comply with the requirements of Section 4.4.21 and 6.6.35, if applicable.

7.5.4 *A quality of "building" and overall site design which will enhance and protect the character and property values of the adjacent neighborhood.*

The Proposed Hospital Expansion will be of similar architectural style to the CAMS building, and will complement the existing hospital campus by creating uniform signage, logos and design elements throughout. The additional landscaping and greenery will provide an aesthetically appealing building with dedicated vehicular and pedestrian entrances to facilitate ingress/egress and overall traffic flow. As one of the largest employers in the City and a key player in its major employment sector, healthcare, the Hospital Expansion project is vital for the growth and development of White Plains Hospital, reinforcing it as a leading state-of-the-art regional healthcare facility.

Based on the foregoing analysis and review of the submitted application pursuant to Section 7 Site Plan Standards and Section 6.5 Special Permit Standards of the City Zoning Ordinance,

Parking

The memo entitled “White Plains Hospital Expansion Project Code Required Parking”, prepared by Kimley-Horn, provides a zoning evaluation for parking relative to the proposed expansion of White Plains Hospital’s facility located at 41 East Post Road.

Proposed Construction

The Hospital is requesting Amended Site Plan and Special Use Permit Approval from the City of White Plains for a new building. The construction is intended to add 144 beds to the campus, bringing the total number of beds from 292 up to 436. The project will allow the Hospital to keep up with growth projections and adequately serve the region’s need for medical care. The project requires existing buildings at 1 East Post Road/201 South Lexington Avenue as well as 217 South Lexington Avenue/194-198 Maple Avenue, 170 Maple Avenue and the 550-space Davis Avenue garage to be demolished.

Parking Required Based on Code

The analysis herein does not include 79 East Post Road, 101 East Post Road, or 29/33 Davis Avenue, since they are stand-alone buildings with their own parking needs and requirements and are not considered part of the Hospital “campus” within the O-R Zone District.

The Application is proposing a growth of 144 beds and a 23,300 sf increase in occupiable space in the emergency department. As indicated in the table on the next page, this correlates to a 180-space increase in required parking supply, using a ratio of 1.25 spaces per bed, and an additional 59-space increase in required parking supply, based on 1 space for every 400 sf.

<u>“Hospitals” per WP Zoning Code 8.3 Schedule of Parking Requirements</u>

<u>Parking Based on</u>	<u>Parking Ratio</u>	<u>Use</u>	<u>Spaces Required</u>
Beds – Existing	1.25 spaces/bed (2013, 2018) ¹	292 beds	365
Beds – New	1.25 spaces/bed	144 beds	180
Auxiliary Outpatient	1 space/400 GFA (2013, 2018) ¹	57,600 sf	144
Additional Auxiliary Outpatient space	1 space/400 GFA	23,300 sf	59
“Office Space for Physicians (CPA)” per WP Zoning Code Schedule of Parking			
Center for Cancer Care Addition ²	3.3 spaces/1,000 sf (2018) ¹	38,500 sf	127
CAMS	3.3 spaces/1,000 sf (Remapped into CPA) ³	117,627 sf ⁴	389
Total Spaces Required			1,264

1. Carried through from previous approval.
2. 32,795 sf Dickstein Cancer Center carried through from 2009 with 38,500 sf added.
3. 589 spaces were required in 2018 approval based on a rate of 5 spaces per 1,000 sf for medical office space outside the Central Parking Area (a substantial portion of the building was outside the CPA). With the recent remapping of the CPA, the entire CAMS building is in the CPA and requires 3.3 spaces per 1,000 sf.
4. Building/approval consisted of 117,627 sf of new medical offices, 36,209 sf of non-occupied space and, 98,256 sf of relocation of existing hospital uses

As can be seen from the Table above, 1,264 parking spaces are required by City Code for the Hospital.

Code-Applicable Parking Provided

The Hospital currently has direct control of a number of parking areas. The table below outlines parking supply numbers that have been maintained from the 2018 approval as well as new parking that has been secured since previous applications. In addition, the table below lists parking credits associated with the demolition of 170 Maple Avenue. The credits taken in this application include historically applied credits.

Of note, where 170 Maple Avenue had generated a parking credit due to anticipated demolition in the previous Application/Approval, the Hospital elected to keep the structure and postpone demolition to a later date. The 170 Maple Avenue building is now proposed to be demolished in 2026 and the Hospital will apply the 123-parking space credit that is available.

Final Condition	
Parking Under Direct Control of Hospital After Development	
Location	Number of Spaces
Longview Garage ¹	435
Valet (34 in 2018, 30 in current lease) ¹	30
Oakwood Lot (75 in 2018, 74 spaces currently) ¹	74
Emergency Room (15 in 2018, 4 space remaining) ¹	4
27 Davis Avenue (16 in 2018, 21 spaces currently) ¹	21
Main Entrance (5 space proposed) ²	5

Winslow Rear (9 spaces historically) ³	9
West Campus Parking Lot ⁴	509
Valet ⁴	30
Subtotal	1,117
Historical Credit ⁵	61
Credit 71 E. Post Road(2018) ¹	41
Credit 8 Longview Avenue (2018) ¹	34
Credit 170 Maple Avenue (43.5x3.3, less existing 21 at-grade spaces) ¹	123
Subtotal	259
Total	1,376

1. Carried through from previous approval (2018)
2. Short-term parking in the 5 spaces furthest from the building entrance (subject to revision based on Final Plan).
3. Present from at least 1994 but, more recently, used to temporarily accommodate generator needs.
4. Carried through from July 3, 2023 Approval of West Campus Lot.
5. 63 in 2009 and 2013, 61 on 2018

As can be seen from the Table above, parking or credits for 1,376 vehicles will be provided by the Hospital to comply with Code requirements.

Based on the above, with the proposed construction, there are 1,264 parking spaces required with parking or credits for 1,376 vehicles provided. Thus, the provided parking complies fully with the parking requirements for the Hospital and its proposed construction in this Application.

Loading Spaces

The Applicant has requested that the Common Council waive the requirement for additional loading docks, pursuant to Section 8.7.3 of the Zoning Ordinance, given that the operation of the loading area will function appropriately to serve the Hospital, including the Hospital Expansion.

Section 8 of the Zoning Ordinance provides that one (1) loading space per 100,000 square feet of gross floor area is required. The existing hospital currently contains seven (7) loading spaces plus four (4) waste spaces. The additional gross floor area from the Hospital Expansion project would require an additional five (5) loading spaces, per the Zoning Ordinance.

The Applicant has prepared a comprehensive Loading Dock Management Plan, dated May 15, 2024 which analyses the loading requirements for the proposed additional program elements, including supply deliveries, recycling and waste operations. This analysis finds that the expansion of square footage of a hospital campus is not the major driver of how truck volume grows for the hospital use. Rather, the program elements that are within that campus expansion drive the increase in trucks.

A general increase in patient population may increase overall loading needs on campus. Typically, the overall impact to the truck growth is minimal unless hundreds of beds are added. Most often, this increase in beds means that more material will arrive on the current trucks, increasing dwell times marginally, but not driving significant proliferation in truck volume. The most probable impact of the bed increase is a marginal (if noticeable) increase in vehicle dwell time to unload incremental supplies.

The loading dock at White Plains hospital is located between E Post Rd and Maple Ave on the eastern side of

the campus. It sits between the Main Hospital and CAMS buildings and is equipped with a total of 11 overall loading and waste locations:

- 2 loading dock bays at Main Hospital
- 2 compactor locations (1 trash & 1 recycling) at Main
- 1 open top dumpster at Main
- 2 ground level loading positions at Main (at the roll-up door)
- 2 loading dock bays at CAMS
- 1 compactor location proximate the CAMS dock (trash)
- 1 ground level loading bay at CAMS

The dock functions as a “flow-through” operation with trucks pulling into the dock from E Post Rd and exiting onto Maple Ave. This is a highly efficient operation with minimal truck interference for maneuvering given the flow-through configuration.

In the future state, the proposed loading dock is not intended to physically change in the number of bays and spaces that are available to vehicles. The operational scheme of the dock as well as the management of bay access and vendor arrivals is set to be formalized and adjusted to ensure capacity exists into the future. Thus, the overall need for additional loading facilities for the expanded hospital operations will be minimal.

Given that the operation of the loading area will function appropriately to serve the Hospital, including the Hospital Expansion, the Common Council’s approval waiving the requirement for additional loading spaces is appropriate.

- (b) The Proposed Action should not cause a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, solid waste production levels or potential for erosion, flooding, leaching or drainage problems.

The Hospital Expansion will be constructed on land now fully developed, which will require demolition of WPHC’s Davis Parking Garage (the "Davis Garage"), two smaller buildings adjacent to the Davis Garage fronting on South Lexington, and the medical office building at 170 Maple Avenue.

The existing utilities in Davis Avenue would need to be terminated and abandoned by the Petitioner and suitable upgrades and improvements to the water mains, sewer mains, and stormwater system in the vicinity of Davis Avenue must be provided to compensate for the decrease in redundancy and capacity to the existing system.

At its meeting of May 6, 2024, the Common Council approved the discontinuance of a portion of the Davis Avenue street right-of-way between Maple Avenue and East Post Road and transfer of the land into the Hospital subject to the following conditions:

1. Approval of various utility improvements by the White Plains Hospital Petitioner including removal of the existing municipal utilities in Davis Avenue and suitable upgrades and improvements to the water mains, sewer mains, and stormwater system in the vicinity of Davis Avenue to compensate for the decrease in redundancy and capacity to the existing system.

The applicant will be required to upgrade approximately 404-ft of the existing 10” sanitary sewer main in South Lexington Avenue, north of East Post Road; with 16” diameter main to be able to adequately

accommodate the proposed hospital expansion.

2. Approval of the widening of South Lexington Avenue between Maple Avenue and East Post Road to accommodate a bicycle lane and two-way traffic. Such work must be completed at the Hospital's expense to the satisfaction of the Commissioner of Public Works.

The Department of Parking/ Traffic Division has reviewed the Plans, Traffic Impact Study and Loading Dock Management Plan.

The Traffic Volumes at the Hospital are projected to increase by 195 vehicles during the AM peak hour, 251 vehicles trips in the midday peak hour and 267 vehicles in the PM peak hour. Approximately one third of this increase is attributable to the Project with the remainder attributable to continued growth in patient service at the Hospital (primarily at the Center for Cancer Center, the Center for Advanced Medical Surgery and at other out-patient Hospital Facilities).

To accommodate projected changes in traffic volumes, the Hospital proposes to implement the following measures as part of the overall development project:

- Discontinue Davis Avenue between Maple Avenue and East Post Road Widen and restripe S. Lexington Avenue between Maple Avenue and Post Road to accommodate two-way traffic (diverted from Davis Avenue);
- Reconstruct the existing traffic signal at the intersection of S. Lexington Avenue with Post Road;
- Reconstruct the existing traffic signal at the intersection of S. Lexington Avenue with Maple Avenue;
- Reconstruct the existing traffic signal at the intersection of Davis Avenue with Maple Avenue;
- Replace the temporary traffic signal at the intersection of Oakwood Avenue with Maple Avenue;
- Install a new traffic signal at the intersection of Highland Avenue with West Post Road;
- Upgrade the signal timing and signal coordination along the Maple Avenue, Post Road, S. Lexington Avenue and Dr. Martin Luther King Junior Boulevard corridors.

With the implementation of these measures, the additional traffic generated by the Expansion can be accommodated without any significant increase in delays or congestion on the streets surrounding the hospital. All study intersections will experience overall intersection levels of service "C" or better operating conditions in the future, and the delays will average less than 31 seconds per vehicle. Individual approaches at each of the unsignalized study intersections will also experience LOS "C" or better operating conditions in the future, and the delays will average less than 23 seconds per vehicle.

Although the analysis indicates that the increase in traffic volumes associated with the proposed Project could result in some undesirable future operating conditions, proposed improvements at various study intersections described herein will prevent the occurrence of undesirable delays and eliminate poor levels of service. Thus, based on the analysis provided, it is concluded that, with the implementation of these measures the increase in traffic volumes associated with the proposed Project will not have a significant adverse impact on area traffic operating conditions.

- (c) No large quantities of vegetation or fauna will be removed by the Proposed Action. No endangered species of plant or animal should be adversely affected by the Proposed Action. No other significant adverse impacts to natural resources will result from the Proposed Action.

There are no natural features, wetlands or unique wildlife habitats on the site. The Hospital Expansion will be

constructed on land now fully developed,

A landscaping plan shows ornamental planting along the Maple Avenue frontage, within and around the new Hospital entrance on Maple Avenue, as well as along South Lexington Avenue and East Post Road.

- (d) The character or quality of important historical, archeological, architectural or aesthetic resources of the City or any neighborhood will not be adversely affected by the Proposed Action.

The hospital is a major institutional use and one of the largest employers in the city. The Proposed Action supports the Hospital's critical role as a primary care facility in the region. To ensure that White Plains Hospital Center is able to meet its growing needs and remain a regional leader in acute care, while remaining located within downtown White Plains and not be forced to relocate all or portions of its hospital facilities outside the City, it is critical that the Hospital be able to expand to meet its needs, without creating significant negative impacts on the surrounding area and neighborhoods.

The Hospital's recent acquisition of the Western Campus (between Maple Avenue, West Post Road, South Lexington and Rathbun Avenues) facilitates this proposed Hospital Expansion by providing the requisite interim parking needed to support the existing hospital campus as well as the proposed expansion.

The proposed height of approximately 170 feet exceeds the permitted 125 feet. However, the change in base elevation between the CAMS building and the proposed Hospital Expansion minimizes the height differential, and will make the buildings appear nearly the same in height.

A traffic impact memorandum was prepared which analyses potential impacts related to the demapping of Davis Avenue and considering anticipated construction of the new White Plains Hospital Inpatient Building, particularly as it relates to the reassignment of non-Hospital traffic volumes to the surrounding roadway network. The traffic report stated that the Level of Service (LOS) at all intersections in the study area will be maintained at LOS "C" or better, which is acceptable.

- (e) No major change in type or quantity of energy used will result from the Proposed Action.

The Proposed Action does not involve any changes in use that will generate any increase in energy demand. In context of the City of White Plains as a regional employment, retail, and governmental center, the existing utility providers have the capacity to support any development that could be facilitated under the Proposed Action.

- (f) No hazard to health or human safety will be created.

The Proposed Action does not itself represent a specific development proposal and will not without further applications result in a specific action that would alter the physical environment. Any subsequent application for construction on a specific site will require review for and compliance with municipal codes.

There is no reason to expect any hazard to human health or safety resulting from this Proposed Action. All development is subject to the appropriate municipal safety codes and approved by the Departments of Building, Public Safety, Public Works and Parking/Traffic.

- (g) The Proposed Action will not create a substantial change in the use, or intensity of use, of land or other natural resources or the area's capacity to support existing uses. It will not attract a significantly large number of people to the place, neighborhood, or community.

The Proposed Action does not itself represent a specific development proposal and will not without further applications result in a specific action that would alter the physical environment. Any subsequent application

for construction on a specific site will require review for and compliance with municipal codes.

- (h) The Proposed Action will not result in the creation of a material demand for other actions which would result in one of the above consequences.
- (i) The Proposed Action will not result in changes in two or more elements of the environment, no one of which has a significant effect on the environment, but which when taken together, result in a substantial adverse impact on the environment.
- (j) The Proposed Action does not represent a change in two or more related actions that, when considered cumulatively, would result in substantial environmental impacts.
- (k) No significant impacts have been identified as a result of the Proposed Action when assessed in connection to its setting, duration, geography scope, magnitude and number of people affected; and be it further

RESOLVED, that, based on the foregoing findings, the Common Council determines that the Proposed Action will not have a significant effect on the environment; and be it further

RESOLVED that the Environmental Officer is authorized to file the appropriate notice as required by SEQR.

Adopted:



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

July 23, 2023

Matthew Steinberg
1 N Broadway
White Plains, NY 10601

Re: DEC
White Plains Hospital - Inpatient Building
23PR05947

Dear Matthew Steinberg:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: K. Howe



SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: September 9, 2024 Project Number: 381580
Project Applicant: White Plains Hospital Obligated Group
Project Name: 2024 Financing Project / White Plains Hospital Expansion
Program: Hospitals
Project Location: The White Plains Hospital Center is located at 41 East Post Road in the City of White Plains, Westchester County, New York
Completed by: Sara E. Stein, A.I.C.P, Senior Environmental Manager, Office of Environmental Affairs

This Smart Growth Impact Statement Assessment Form ("SGISAF") is a tool to assist the applicant and the Dormitory Authority of the State of New York's ("DASNY's") Smart Growth Advisory Committee in deliberations to determine whether a project is consistent with the New York State Smart Growth Public Infrastructure Policy Act ("SSGPIPA"), Article 6 of the New York State Environmental Conservation Law ("ECL").1 Not all questions/answers may be relevant or applicable to all projects.

Description of Proposed Action and Proposed Project:

DASNY's proposed bond issuance would finance the White Plains Hospital Expansion (the "Proposed Project"), which would consist of the construction of an approximately 475,000-gross-square-foot ("gsf"), 10-story addition to the White Plains Hospital Center's ("WPHC's") existing inpatient facility, with the first three floors connected to the existing main hospital facility. The new building would consist of an expansion of the emergency department ("ED"), three new operating rooms, and 144 private, acuity-adaptable inpatient beds. The Proposed Project would be constructed on a parcel that contained the Hospital's recently demolished Davis Avenue Parking Garage and two adjacent buildings. An interim parking lot has been completed to the west of South Lexington Avenue. The Proposed Project would also require the demolition of an existing medical office building at 170 Maple Avenue (scheduled in 2026). The new building would be situated on the WPHC campus, on a parcel bounded by Maple Avenue, South Lexington Avenue, East Post Road, and the existing White Plains Hospital buildings.

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement ("SGIS") with regard to this project? (If so, attach same). [] Yes [X] No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure? Check one and describe: [X] Yes [] No [] Not Relevant

2. Is the project located wholly or partially in a municipal center,2 characterized by any of the following: Check all that apply and explain briefly:

- [X] A city or a village
[X] Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
[] Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: see below
[] Central business districts (i.e., commercial or geographic heart of a city, downtown or "city center")
[X] Main streets (i.e., primary retail street of a village, town, or small city)
[X] Downtown areas (i.e., city's core, center or central business district)
[] Brownfield opportunity areas (https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html)
[] Downtown areas of Local Waterfront Revitalization Programs ("LWRPs") (https://www.dos.ny.gov/opd/programs/lwrp.html)

1 https://www.nysenate.gov/legislation/laws/ENV/A6

2 DASNY interprets the term "municipal centers" to include existing, developed institutional campuses such as universities, colleges and hospitals.

- Transit-oriented development areas (i.e., areas with access to public transit for residents)
- Environmental justice areas (<https://www.dec.ny.gov/public/911.html>)
- Hardship areas

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe: Yes No Not Relevant
4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe: Yes No Not Relevant
5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe: Yes No Not Relevant
6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe: Yes No Not Relevant
7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe: Yes No Not Relevant
8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe: Yes No Not Relevant
9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials?³ Check one and describe: Yes No Not Relevant
10. Does the project involve community-based planning and collaboration?
Check one and describe: Yes No Not Relevant
11. Is the project consistent with local building and land use codes?
Check one and describe: Yes No Not Relevant
12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations? Check one and describe: Yes No Not Relevant
13. During the development of the project, was there broad-based public involvement?⁴
Check one and describe: Yes No Not Relevant
14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe: Yes No Not Relevant
15. Does the project mitigate future physical climate risk due to sea level rise, and/or storm surges and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data if applicable? Check one and describe: Yes No Not Relevant

³ Demonstration may include *State Environmental Quality Review* ["SEQR"] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System ["SPDES"] permit issuance/revision notices, etc.

⁴ Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin* ["ENB"] or other published notices, letters of support, etc.

DASNY has reviewed the available information regarding this project and finds:

- The project was developed in general consistency with the relevant Smart Growth Criteria.
 - The project was not developed in general consistency with the relevant Smart Growth Criteria.
 - It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons: _____
-

ATTESTATION

I, President of DASNY/designee of the President of DASNY, hereby attest that the Proposed Project, to the extent practicable, meets the relevant criteria set forth above and that to the extent that it is not practical to meet any relevant criterion, for the reasons given above.



September 9, 2024

Signature/Date

Robert S. Derico, R.A., Director, Office of Environmental Affairs

Print Name and Title