

State Environmental Quality Review

NOTICE OF INTENT TO ACT AS LEAD AGENCY

This notice is issued pursuant to 6 NYCRR Part 617 of the regulations implementing Article 8 (State Environmental Quality Review Act – “SEQRA”) of the Environmental Conservation Law. At its meeting on March 15, 2021, the Village of Port Chester Board of Trustees were introduced to the United Hospital Site Redevelopment Plan (“Project” or “Proposed Action”) receipt of an application for site plan approval for the redevelopment of the former New York United Hospital Medical Center at 406-408 Boston Post Road and 999 High Street (“United Hospital Site” or “Project Site”) by Boston Post Road Owner, LLC.

The Board of Trustees hereby declares its intent to act as SEQRA Lead Agency for the proposed action identified below. Unless written objections are received from any involved agency by May 5, 2021 (30 days from the issuance of this Notice), the Village of Port Chester Board of Trustees will be established as Lead Agency for the Coordinated SEQRA Review of the Proposed Action. The Board of Trustees was lead agency for the prior proposal (by a different applicant) for a text amendment to the Village’s prior Zoning Code and for the conceptual site plan approval and is seeking redesignation as lead agency for the current proposal for the approvals specified below.

Date: April 5, 2021

Name of Action: United Hospital Redevelopment

SEORA Classification: Type I

Description of Action: Site plan, subdivision and special exception use approvals for the proposed redevelopment of the United Hospital site, following the Board of Trustees issuance of a SEQRA Statement of Findings. The site plan, subdivision, and special exception use applications would modify the previously approved conceptual site plan. The special exception use approval is for the relocation of the existing wireless facility. The Board of Trustees is the site plan approval authority and the Village’s Planning Commission is the approval authority with respect to subdivision and special exception uses.

The Applicant proposes a redevelopment of the United Hospital Site that includes a mixed-use community comprised of an approximately 0.50-acre open green space surrounded by multi-family buildings with approximately 18,159 s/f of street-level commercial/retail/restaurant uses, a 120-key hotel, and 200 age-restricted housing units (90 units of independent living apartments and 110 assisted living apartments). The multi-family component consists of 775 multi-family residential units comprised of 144 efficiency/studio units, 416 1-bedroom units, and 215 2-bedroom units. The Applicant will offer 10% of the multi-family units as Affordable Affirmatively Furthering Fair Housing Units in accordance with the Village Character-Based Code.

This proposal would modify the approved conceptual site plan in a variety of respects, with the principal changes being the following: eliminating the office/medical wellness use; reducing the retail component; increasing the number of non-age restricted market rate and affordable units; adding independent and assisted living apartments; reducing site coverage; and revising the roadway network. The Proposed Project is anticipated to result in fewer peak hour traffic trips and require less excavation than the previously approved conceptual site plan.

Location: 406-408 Boston Post Road and 999 High Street (Section 141.52, Block 1, Lot 2; Section 141.52, Block 1, Lot 2.4) and 999 High Street (Section 141.52, Block, 1, Lot 2.1)

Proposed Lead Agency: Village of Port Chester Board of Trustees
222 Grace Church Street
Port Chester, NY 10573

Contact Person: Luis A. Marino, Mayor

Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573
Telephone No.: (914) 939-2200

A Copy of This Notice Has Been Sent To the Following Agencies

Potentially Involved Agencies:

Port Chester Planning Commission
222 Grace Church Street
Port Chester, NY 10573
Attn: Anthony Baxter, Chairperson

Village of Port Chester Industrial Development Agency
222 Grace Church Street
Port Chester, NY 10573
Attn: Frank Ferrara, Chairperson

New York State Department of Transportation, Region 8
4 Burnett Boulevard
Poughkeepsie, NY 12603
Attn: Lance Gorney, PE, Regional Permit Coordinator

City of Rye
City Hall
1051 Boston Post Road
Rye, NY 10580
Attn: Christian Miller, AICP, City Planner

New York State Department of Environmental Conservation, Region 3
21 South Putt Corners Road
New Paltz, NY 12561-1620
Attn: Daniel Whitehead, Regional Permit Administrator

New York State Department of Health
Corning Tower
Empire State Plaza
Albany, New York 12237
Attn: Commissioner Dr. Howard Zucker

Interested Agencies:

Port Chester Zoning Board of Appeals
222 Grace Church Street
Port Chester, NY 10573
Attn: Evelyn Petrone, Chairperson

Town of Rye
222 Grace Church Street
Port Chester, NY 10573

Village of Rye Brook
Rye Brook Village Hall

938 King Street
Rye Brook, NY 10573
Attn: Christopher Bradbury, Village Administrator/Clerk

Town of Greenwich Planning & Zoning Office
101 Field Point Rd, 2nd Floor
Greenwich, CT 06830
Attn: Katie DeLuca, Director

Port Chester Architectural Review Board
222 Grace Church Street
Port Chester, NY 10573
Attn: Chairperson

Port Chester-Rye Brook Union Free School District
113 Bowman Avenue
Port Chester, NY 10573
Attn: Superintendent of Schools

Westchester County Planning Board
148 Martine Avenue
White Plains, NY 10601
Attn: Richard Hyman, Chairman

Westchester County Department of Planning
148 Martine Avenue, Room 432
White Plains, NY 10601
Attn: Norma Drummond, Commissioner

SUEZ Water New York, Inc.
360 West Nyack Road
West Nyack, NY 10994
Attn: Frank McGlynn, Manager, New Business

Consolidated Edison Company of New York, Inc.
4 Irving Place
New York, NY 10003
Attn: Christine Nicotina, District Manager, Energy Services

Copy of this Notice on file with:

Village Clerk
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573
Telephone No.: (914) 939-5202
Attn: Janusz Richards, Village Clerk