

*Site Development Application and
Part 1 Environmental Assessment Form*

**LAWRENCE HOSPITAL CENTER
CANCER CENTER &
SURGERY RELOCATION**

55 Palmer Avenue
Village of Bronxville
Westchester County, New York

December 15, 2010



Prepared for:
LHS Facilities Development Group, Inc.
5308 West Plano Parkway
Plano, Texas 75093

*Site Development Application and
Part 1 Environmental Assessment Form*

**LAWRENCE HOSPITAL CENTER
CANCER CENTER &
SURGERY RELOCATION**

55 Palmer Avenue
Village of Bronxville
Westchester County, New York

December 15, 2010



Prepared by:

The Dutchess County Office
The Chazen Companies
21 Fox Street
Poughkeepsie, New York 12601

Dutchess County
(845) 454-3980

Capital District
(518) 273-0055

North Country
(518) 812-0513

INTRODUCTION

INTRODUCTION

LHS Facilities Development Group, Inc., proposes construction of a 41,923± SF addition to the existing Lawrence Center Hospital Facility. The Lawrence Hospital Center Cancer Center and Surgical Relocation Project includes facility improvements to allow for the relocation of existing hospital services with additional space for larger exam rooms, operating rooms, offices, staff areas and new medical equipment. The project will also include one new service not currently on the campus. That service is Radiation Therapy, which includes space for two linear accelerators and associated equipment and support space. Since this is the only new service to be provided in this addition, the impact on parking requirements for the hospital is very minimal. Radiation Therapy is expected to generate only 22 new daily patients and requires 7 new employees. Patients will utilize valet services and the estimated impact during peak demand times is 10 spaces. Employees will be required to park off-site.

The existing hospital is located on a 3.54 acre site that consists of two tax parcels identified as Section 2 Block 5 Lots 4 and 5 on the Village of Bronxville official tax map. The proposed addition is located in the northeastern portion of the tax parcel identified as Section 2 Block 5 Lot 5. For the purpose of the Part 1 and Part 2 Environmental Assessment Form, the project area consists of the 0.73 acre area of disturbance for construction of the proposed addition.

The project area is situated in the Central Business A Zoning District as designated by Village of Bronxville Zoning Map. A hospital is a specially permitted use in the CBA Zoning District. The proposed project requires site plan approval and a new Special use Permit from the Planning Board. Due to the limited area for expansion, the proposed addition requires numerous area variances from the Village of Bronxville Zoning Board of Appeals as outlined in the Site Development Application Attachment B.

Municipal water and sewer service currently serve the facility. Since the purpose of the proposed addition is to provide additional space and modernized facilities and will result in only a small increase in employees and visitors to the facility, the proposed project is not expected to result in any significant increases in water usage, wastewater generation, solid waste generation, or traffic generation.

SITE DEVELOPMENT APPLICATION

Village of Bronxville
Site Development Application

Docket Number: DOC 016-10
Applicant: LHS Facilities Development Group Inc
Name: PHILLIP TAYLOR
Address: 5308 WEST PLANO PARKWAY
PLANO, TEXAS 75093-4821
Telephone: (972) 381-4322

(X) Site Plan
() Subdivision
() Special Permit

Owner: LAWRENCE HOSPITAL CENTER
Name: TIM HUGHES
Address: 55 PALMER AVENUE
BRONXVILLE, NY
Telephone: (914) 787-6050

Plans Prepared By:
Name: HAZEN COMPANIES
Address: 21 FOX STREET
POUGHKEEPSIE, NY 12601
Telephone: (845) 454-3980

Property Description

Address: 55 PALMER AVENUE, BRONXVILLE, NY
Section: 2, Block: 5, Lot: 4 & 5
Zoning District: CBA - CENTRAL BUSINESS 'A'
Zoning Variances Required: Please refer to Attachment 'B'
County; State or Federal Permits required: WCDOH SEWER / WATER
Proposed use(s) of site: EXPANSION OF HOSPITAL FOR CANCER TREATMENT CENTER. OPERATION ROOMS TO BE RELOCATED INTO NEW EXPANSION.

RELOCATION OF MEDICAL AND RADIATION ONCOLOGY

Total site area (square feet or acres) 0.73 ACRE portion of 3.54 ACRE PROPERTY

Anticipated construction time: 18 MONTHS

Current land use of site: (Residential; Commercial; Undeveloped) HOSPITAL

Current condition of site: (Buildings; Brush; etc.) HOSPITAL BUILDINGS, PARKING GARAGE, DRIVEWAYS, LAWN

Estimated cost of proposed improvement: \$ \$24,760,000.00

Anticipated increase in number of Residents; Shopper; Employees, etc.
Radiation Therapy: 22 new patients per day, 7 new employees
Physical Therapy Services moved from main campus.

Describe proposed use, including primary, secondary uses; ground floor area; height; number of stories for each building. Attach additional 8 1/2" x 11" sheets if required.

- For residential buildings include number of dwelling units by size.
 - For non-residential buildings include total floor area; sales areas; number of automobile and truck parking spaces.
 - Other proposed structures (including shed; garages; etc.)
-

The proposed hospital building (Cancer Treatment Center) expansion is comprised of 3 levels & roof. The 3 levels include a basement, first floor, and second floor. The proposed building expansion will be approximately 36 ft in height.

Basement level will be used primarily for the relocated Radiation Oncology.

The First level will include the relocated medical oncology.

The Second level will be used for the relocation of some of the existing Operating Rooms. The proposed operating rooms will provide more ceiling height and area for equipment space.

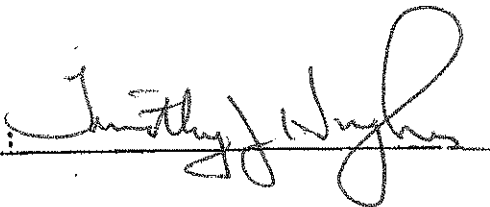
The Roof level will include a green roof concept through the use of a Roof Garden as well as mechanical equipment.

The building improvements also include a new elevator that will connect the proposed building expansion with the existing 6 level hospital.

(See attachment "A" for total square feet of proposed building expansion by floor)

(See attachment "B" for Variance Descriptions)

Owners Signature:



Date:

12/15/2010

Attachment "A"

Total Square Feet of Proposed Building Expansion by Floor

PROPOSED BUILDING DATA:

	<u>GROSS</u>	<u>USABLE</u>
Basement floor	10,596 s.f.	8,122 s.f.
First floor	12,165 s.f.	8,523 s.f.
Second floor	10,862 s.f.	9,741 s.f.
Third floor/Roof	4,537 s.f.	0 s.f.
Total	38,161 s.f.	26,386 s.f.

PROPOSED ELEVATOR DATA:

	<u>GROSS</u>	<u>USABLE</u>
Basement floor	539 s.f.	224 s.f.
First floor	539 s.f.	224 s.f.
Second floor	539 s.f.	224 s.f.
Third floor/Roof	536 s.f.	217 s.f.
Fourth floor	536 s.f.	217 s.f.
Fifth floor	536 s.f.	217 s.f.
Sixth floor	536 s.f.	217 s.f.
Total	3,762 s.f.	1,539 s.f.

Attachment B Variance Descriptions

The following eight area variances are required for the proposed Site Plan. Most of these required variances relate to Section 310-14.C, which are the area, bulk and height controls for the Central A Business District. One required variance relates to Section 310-42.I, which are specific requirements for a specially permitted hospital use, and one required variance relates to Section 310-25, *Non-Conforming Buildings and Uses*.

1. **Code Section 310-14.C(2) Floor area.** *No single use shall occupy more than 3,500 gross square feet of floor area on the principal street level. Such limit may be increased by special permit of the Planning Board in accordance with standards of Article VII of this chapter to a gross square footage not exceeding 5,000 square feet.*

The existing first floor building footprint is 47,905 SF. The proposed addition has a footprint of 12,704 SF, resulting in a total footprint of 60,609 SF, which will require an area variance to allow an additional 55,609 SF over the maximum of 5,000 SF that the Planning Board can allow for a specially permitted use.

- 2,3,4. **Code Section 310-14.D(4) (4) Street frontage.** *Principal permitted uses shall occupy no more than 35 linear feet of street frontage along any street measured at the street level. Such limit may be increased by special permit of the Planning Board in accordance with the standards of Article VII of this chapter to a street frontage not to exceed 50 linear feet.*

The hospital site as it exists has 455 linear feet of frontage along Palmer Avenue, 251 linear feet of frontage along Parkway Road, and 382 linear feet of frontage along West Pondfield Road. Since these exceed the maximum of 50 feet that the Planning Board can allow for a special permit use, the project will require area variances of 405 linear feet along Palmer Avenue, 201 linear feet along Parkway Road, and 332 linear feet along West Pondfield Road.

- 5 & 6. **Code Section 310-14.D(5) Yards.** *No front, side, or rear yard is required on any lot in Central Business A, but if any side or rear yard is provided, such yard shall be at least six feet wide.*

Existing front yard setbacks are as follows: Palmer Avenue = 6.1 feet; Parkway Road = 25.39 feet; Pondfield Road = 4.4 feet (1.6 foot encroachment). Proposed front yard setbacks with building addition are as follows: Palmer Avenue = 6.1 feet (no change); Parkway Road = 3.2 feet; Pondfield Road = 1.8 feet. Therefore, the proposed front yards along Parkway Road and Pondfield Road will require area variances of 2.8 feet and 4.2 feet, respectively.

7. **Code Section 310-42.I(3) Floor area ratio** [for a hospital use]. *The floor area ratio of all buildings on any lot occupied by a hospital and its customary accessory uses shall not exceed 1.5. Floor area calculations shall include all basement areas.*

LAWRENCE HOSPITAL CENTER- CANCER CENTER & SURGERY RELOCATION

The existing hospital has a floor area of 309,570 SF, which results in a Floor Area Ratio (FAR) of 2.01. With the proposed addition, the hospital floor area becomes 351,493, which results in a FAR of 2.28, which will require an area variance to allow additional FAR of 0.78 over the maximum permitted FAR of 1.5 for a specially permitted hospital use.

8. *Code Section 310-25.C. Any building (other than a sign), the use of which is in conformity with the regulations set forth in this chapter, but which building does not conform to one or more of the requirements hereof other than the use requirements, may be altered, enlarged or rebuilt, provided that such building shall not be altered, enlarged or rebuilt so as to increase the degree of nonconformity thereof.*

The proposed project increases several existing non-conformities, including the maximum floor area at street level, the minimum front yards, and the maximum FAR for a hospital use. Therefore, the applicant requests a variance to allow these increases in non-conformities.

PART 1
ENVIRONMENTAL ASSESSMENT FORM

617.20

Appendix A

State Environmental Quality Review

FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY
DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonable determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions.

Lawrence Hospital Center Cancer Center & Surgery Relocation
Name of Action

Village of Bronxville Planning Board
Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency Planning Board Chairman
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency _____
Signature of Preparer (if different from responsible officer)

Date

PART 1 - PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION			Lawrence Hospital Center Cancer Center and Surgery Relocation		
LOCATION OF ACTION			Lawrence Hospital Center, 55 Palmer Avenue		
NAME OF APPLICANT/SPONSOR		LHS Facilities Development Group, Inc. (Contact: Phillip Taylor)	BUSINESS TELEPHONE		914-787-6050
ADDRESS			5308 West Plano Parkway		
CITY/PO		Plano	STATE	TX	ZIP CODE 75093
NAME OF OWNER (if different)		Lawrence Hospital Center	BUSINESS TELEPHONE		
ADDRESS			55 Palmer Avenue		
CITY/PO		Bronxville	STATE	NY	ZIP CODE
DESCRIPTION OF ACTION The proposed Lawrence Hospital Center project consists of the construction of a 41,923 SF addition to the existing hospital building for the relocation of existing offices, surgical facilities, and oncology facilities to provide additional space and modernized equipment.					

PLEASE COMPLETE EACH QUESTION - INDICATE N/A IF NOT APPLICABLE.

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential Rural (non-farm)
 Forest Agricultural Other: hospital vacant land

2. Total acreage of project area: 0.73± acres¹

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-Agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (rock, earth fill, gravel)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>0.144</u> acres	<u>0.375</u> acres
Other (Indicate type: <u>lawn/landscaped areas</u>)	<u>0.586</u> acres	<u>0.355</u> acres

3. What is predominant soil type(s) on project site: Urban Land (Uf)²
- a. Soil drainage: Well drained 100±% of site Moderately well drained ___% of site
 Poorly drained ___% of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? Yes No
- a. What is depth to bedrock? undetermined due to Urban Land soil type²

5. Approximate percentage of proposed project site with slopes: 0-10% 100±% 10-15% ___%
 15% or greater ___%
6. Is project substantially contiguous to or contain a building site, or district, listed on the State or National Registers of Historic Places? Yes No³
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No⁴
8. What is the depth of the water table? undetermined due to Urban Land soil type² (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No⁵
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No⁶
 According to Environmental Resource Mapper on NYSDEC website and site is completely developed.
 Identify each species: _____
12. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, or other geological formations) Yes No
 Describe: _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? If yes, explain: _____ Yes No
14. Does the present site include scenic views known to be important to the community? Yes No
15. Streams within or contiguous to the project area: None⁷
 a. Name of Stream and name of River to which it is tributary: _____
16. Lakes, ponds, wetland areas within or contiguous to project area: None⁸
 a. Name: _____ b. Size (in acres): _____
17. Is the site served by existing public utilities? Yes No
 a. If Yes, does sufficient capacity exist to allow connection? Yes No
 b. If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law 25-AA, Section 303 and 304? Yes No⁹
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No¹⁰
20. Has the site ever been used for the disposal of solid or hazardous waste? Yes No¹¹

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 3.54± acres
- b. Project acreage to be developed: 0.73± acres initially; 0.73± acres ultimately.
- c. Project acreage to remain undeveloped: 0 acres.
- d. Length of project in miles: N/A (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed: N/A%.
- f. Number of off-street parking spaces existing: N/A proposed: N/A¹²
- g. Maximum vehicular trips generated per hour: 0¹³ P.M. peak (upon project completion).
- h. If residential, number and type of housing units: N/A
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | _____ | _____ | _____ | _____ |
| Ultimately | _____ | _____ | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure: 3 stories height; 110± ft width; 190± ft length¹⁴
- j. Linear feet of frontage along a public thoroughfare project will occupy is: 1,100± feet¹⁵

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 cubic yards.
3. Will disturbed areas be reclaimed? Yes No
a. If Yes, for what intended purpose is site being reclaimed? use on site
b. Will topsoil be stockpiled for reclamation? Yes No
c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.231± acres¹⁶.
5. Will any mature forest (over 100 years old) or other locally important vegetation be removed from site? Yes No
6. If single-phase project, anticipated period of construction: 18± months (including demolition).
7. If multi-phased: N/A months
a. Total number of phases anticipated: _____ (number).
b. Anticipated date of commencement of phase one: _____ month, year.
c. Approximate completion date of final phase: _____ month, year.
d. Is phase one functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated - during construction: 114±¹⁷; after project is complete: 7 new employees (relocation of some existing hospital employees)
10. Number of jobs eliminated by this project: 0
11. Will project require relocation of any projects or facilities? Yes No
If Yes, explain: The project involves relocation of offices, surgical facilities, exam rooms, and oncology facilities from the existing hospital buildings to the new addition.
12. Is surface liquid waste disposal involved? Yes No¹⁸
a. If Yes, indicate type of waste (sewage, industrial, etc.) and amount: _____
Name of water body into which effluent will be discharged: _____
13. Is subsurface liquid waste disposal involved? Yes No
14. Will surface area of an existing body of water increase or decrease by proposal? Yes No
If Yes, explain: _____
15. Is project or any portion of project located in a 100-year floodplain? Yes No¹⁹
16. Will project generate solid waste? Yes No²⁰
a. If Yes, what is the amount per month? _____ tons
b. If Yes, will an existing solid waste facility be used? Yes No
c. If Yes, give name: _____; location: _____
d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
If Yes, explain: _____
17. Will project involve the disposal of solid waste? Yes No
a. If Yes, what is the anticipated rate of disposal? _____ tons/month
b. If Yes, what is the anticipated site life? _____ Years
18. Will project use herbicides and pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No²¹
21. Will project result in an increase in energy use? Yes No
If Yes, indicate type(s): electricity and fuel for heating, lighting & air conditioning for the proposed addition
22. If water supply is from wells, indicate pumping capacity: N/A gallons/minute
23. Total anticipated water usage per day: N/A gallons/day
24. Does project involve Local, State or Federal funding? Yes No

25. Approvals Required:

	Yes	No	Type	Submittal Date
City, Town, Village, Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
City, Town, Village, Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	site plan, special use permit	
City, Town, Village Zoning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	area variances	
City, County Health Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	potential water/sewer approval	
Other Local Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other Regional Agencies (County Planning)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GML 239m review	
State Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Federal Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

C. ZONING AND PLANNING INFORMATION


- Does proposed action involve a planning or zoning decision? Yes No
If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other
- What is the zoning classification(s) of the site? Central Business A (CBA)
- What is the maximum potential development of the site if developed as permitted by the present zoning?
Maximum floor area ratio of 1.5 for a hospital in Central Business A District per Section 310-42(1)(3) of the Zoning Code, or maximum floor area of 231,303 SF for the 3.54 acre site
- What is the proposed zoning of the site? N/A
- What is the maximum potential development of the site if developed as permitted by the proposed zoning? N/A
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land uses and zoning classifications within one-quarter mile?
Uses: hospital, office, mixed use commercial, public parks, manufacturing, residential
Zoning: Business, Residential
- Is the proposed action compatible with adjoining/surrounding land uses within a quarter mile? Yes No
- If the proposed action is a subdivision of land, how many lots are proposed? N/A
 What is the minimum lot size proposed? _____
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
 a. If Yes, is existing capacity sufficient to handle projected demand? Yes No
- Will proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. INFORMATION DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. VERIFICATION

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

Applicant/Sponsor Name: LHS Facilities Development Group, Inc. Date: December 15, 2010
 Signature:  Title: SR. V.P.

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment. Attach form to this document.

ENDNOTES

- ¹ Represents the project area which is defined as the 0.73 acre area of disturbance for construction of the proposed addition which is located within the tax parcel identified as Section 2 Block 5 Lot 5.
- ² According to available Geographic Information System (GIS) information, the project area contains Urban Land (Uf) soil series. Urban Land is described as areas covered by buildings, streets, parking lots and other impervious surfaces, which obscure soil identification, so that the actual identification of the soil is not determined. These areas are considered to be well drained since stormwater drainage from them is controlled. Since the actual soil identification is not determined, the depth to bedrock and depth to water table are unknown. Nearby soils have a depth to bedrock of greater 70 inches, so it is likely that soils within the project area do not have a shallow depth to bedrock.
- ³ According to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRPH) website, the 3.54 acre hospital site is contiguous to the Bronx River Parkway Reservation which is listed on the National Register of Historic Places (91NR03356). However, the 0.73 acre project area is in the northeastern portion of the parcel and is not adjacent to this historic site.
- ⁴ According to the National Park Service website (http://www1.nature.nps.gov/nnl/registry/usa_map/index.cfm).
- ⁵ According to the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance, Series (2.1.3), *Primary and Principle Aquifer Determinations*, Table 1, 1990, the *Atlas of Eleven Selected Aquifers in New York*, U.S. Geological Survey in cooperation with the NYS Department of Health, 1982, and the EPA website (www.epa.gov/region02/water/aquifer/).
- ⁶ According to the NYSDEC Environmental Resource Mapper on the NYSDEC website (<http://www.dec.ny.gov/animals/38801.html>), the project site is not expected to contain any endangered, threatened or rare species or suitable habitat for these species.
- ⁷ According to available GIS information, the 0.73 acre project area is in the northeast portion of the hospital parcel, and does not contain nor is it located adjacent to any streams. According to available GIS information and NYCRR Title 6 Chapter X Subchapter B Part 935 Section 935.6, the 3.54 acre hospital site is contiguous to the Bronx River, a NYSDEC classified stream identified as stream ER-3. The Bronx River is classified as a Class C stream in the vicinity of the project site and is a tributary of the East River.
- ⁸ According to secondary source NYSDEC information, the 0.73 acre project area does not contain nor is contiguous to a State or Federally regulated wetlands.

- ⁹ According to the "Mapping Westchester County" website, (<http://giswww.westchestergov.com/gismap/>), the project site is not located within a designated Agricultural District nor within 500 feet of a farm operation within a designated Agricultural District.
- ¹⁰ According to the list of Critical Environmental Areas on the NYSDEC website (<http://www.dec.ny.gov/public/25113.html>) and the "Mapping Westchester County" website (<http://giswww.westchestergov.com/gismap/>), the 0.73 acre project area is not located within or contiguous to any designated Critical Environmental Areas (CEA's). The hospital parcel is located adjacent to the County and State Park Lands CEA, designated in January of 1990 by the County of Westchester.
- ¹¹ According to the remediation database on the NYSDEC website <http://www.dec.ny.gov/cfm/xtapps/derfoil/> and the "Mapping Westchester County" website (<http://giswww.westchestergov.com/gismap/>).
- ¹² Please refer to the Lawrence Hospital Center Campus-Wide Parking Study dated November 11, 2010, prepared by Desman Associates. The proposed project consists primarily of the relocation of facilities to provide additional office, exam, and surgical space and equipment modernization, and thus, is not expected to result in an increase in parking demand. It should be noted that the physical therapy facility within the hospital has been moved offsite, which is expected to reduce parking demand at the hospital site.
- ¹³ The proposed project consists primarily of the relocation of facilities to provide improved office, exam, and surgical space and equipment modernization, and thus, is not expected to result in any significant increase in water usage or wastewater generation. Wastewater from the hospital is routed to the Westchester County Yonkers Sewage Treatment Plant which discharges treated wastewater to the Hudson River.
- ¹⁴ Represents the dimensions of the proposed addition.
- ¹⁵ Represents the linear road frontage of the entire 3.54 acre hospital site along Palmer Avenue, Parkway Road, and Pondfield Road West. The area of the proposed addition is located along Parkway Road and Pondfield Road West.
- ¹⁶ Represents the increase in impervious surface resulting from the proposed project.
- ¹⁷ Based on Burchell, Robert W., David Listokin, et. al. *Development Assessment Impact Handbook*, Exhibit 7.2, *Computation of Economic Impact*, Washington D.C., Urban Land Institute, 1994, which estimates 9.2 labor hours per \$1,000 of construction, and 2,000 hours for one equivalent full-time job, the proposed project is expected to generate the equivalent of 114± full time construction jobs.

- ¹⁸ The proposed project consists primarily of the relocation of facilities to provide improved office, exam, and surgical space and equipment modernization, and thus, is not expected to result in any significant increase in water usage or wastewater generation. Wastewater from the hospital is routed to the Westchester County Yonkers Sewage Treatment Plant which discharges treated wastewater to the Hudson River.
- ¹⁹ According to available GIS information and the "Mapping Westchester County" website (<http://giswww.westchestergov.com/gismap/>), the 0.73 acre project area is not located within a 100-year floodplain.
- ²⁰ The proposed project consists primarily of the relocation of facilities to provide additional office, exam, and surgical space and equipment modernization, and thus, is not expected to result in any significant increase in water usage or wastewater generation. Solid waste generated by the hospital is currently collected by a local waste hauler and transported to a nearby transfer station for disposal at the Charles Point Resource Recovery Facility or Westchester County Resource Recovery Facility. Medical waste is transported by a licensed medical waste hauler to an appropriate licensed disposal facility.
- ²¹ Noise which exceeds the local ambient noise levels may occur during construction activities. During a power outage, the proposed generator will be in use. The generator muffler is proposed to be located on the roof level. Noise impacts related to the use of the generator will need to be assessed.