

Table of Contents

VOLUME 1

Foreword.....	F-1
Executive Summary	S-1
1: Background and Planning Context.....	1-1
1.1 Introduction	1-1
1.2 Project Location.....	1-1
1.2.1 Existing Station.....	1-1
1.2.2 Existing Parking.....	1-1
1.2.3 Existing Access.....	1-2
1.3 Purpose and Need for the Project	1-3
1.3.1 Overview	1-3
1.3.2 Need for Additional Parking.....	1-4
1.4 Project Goals	1-4
2: Project Alternatives.....	2-1
2.1 Introduction	2-1
2.2 Description of Alternatives Studied in this Environmental Assessment.....	2-1
2.2.1 Proposed Action.....	2-1
2.2.2 No Action Alternative.....	2-2
3: Environmental Analysis.....	3-1
3.1 Introduction	3-1
3.2 Environmental Screening Analysis	3-2
3.2.1 Land Use and Social Conditions.....	3-2
3.2.2 Parkland and Open Space	3-3
3.2.3 Infrastructure, Utilities, and Energy	3-3
3.2.4 Geology, Soils, and Topography	3-4
3.2.5 Natural Resources.....	3-4
3.2.6 Safety and Security	3-6
3.3 Detailed Environmental Impact Analysis.....	3-6
3.3.1 Cultural Resources.....	3-6
3.3.2 Visual and Aesthetic Conditions.....	3-8
3.3.3 Transportation.....	3-9
3.3.4 Air Quality.....	3-18
3.3.5 Noise and Vibration.....	3-20
3.3.6 Contaminated Materials.....	3-21
3.3.7 Construction Impacts.....	3-23

MTA Metro-North Railroad North White Plains Parking Garage

3.3.8 Environmental Justice 3-26

3.3.9 Commitment of Resources 3-26

3.4 Cumulative Impacts 3-27

3.5 Conclusion 3-28

4: Public Participation 4-1

4.1 Process 4-1

4.2 Agency Coordination 4-1

4.3 Public Participation 4-1

4.4 Contact Information 4-2

4.5 Viewing Locations 4-2

5: List of Preparers 5-1

VOLUME 2--APPENDICES

- Appendix A: Parking Demand Analysis
- Appendix B: Phase IA Archaeological Survey
- Appendix C: Agency Correspondence
- Appendix D: Traffic Impact Analysis
- Appendix E: Air Quality
- Appendix F: Noise
- Appendix G: Environmental Justice

List of Tables

S-1	Summary of Environmental Analysis and Mitigation Measures	S-3
1-1	North White Plains Railroad Station Parking Summary	1-2
3-1	Level of Service Threshold Criteria.....	3-11
3-2	Traffic Impact Level of Service Analysis: Route 22-Fisher Lane/Tompkins Avenue	3-13
3-3	Traffic Impact Level of Service Analysis: Route 22–Bond Street/Otis Avenue Unsignalized Intersection.....	3-14
3-4	Traffic Impact Level of Service Analysis: Route 22–Reservoir Road–Central Westchester Parkway	3-15
3-5	Traffic Impact Level of Service Analysis: Route 22/Broadway-Sir John’s Plaza.....	3-16
3-6	Noise Receptor Sites and Locations.....	3-20
3-7	Noise Impact Evaluation of Proposed Action.....	3-21
3-8	Summary of Environmental Analysis and Mitigation Measures	3-28

List of Figures

Following page:

S-1	Project Location	S-4
1-1	Project Location	1-2
1-2	Existing Parking at North White Plains Station	1-2
2-1	Proposed Project Site	2-2
2-2	Existing Project Site	2-2
2-3	Proposed Rendering	2-2
2-4	Proposed Site Plan—Ground Level	2-2
3-1	Study Area Land Use	3-2
3-2	Existing Zoning	3-2
3-3	Historic Resources APEs.....	3-6
3-4	Views of Proposed Garage from Existing Locations	3-8
3-5	Traffic Study Area.....	3-10
3-6	Route 22-Fisher Lane/Tomkins Avenue and Route 22-Bond Street/Otis Avenue.....	3-12
3-7	Route 22-Reservoir Road-Central Westchester Parkway.....	3-14
3-8	Route 22/Broadway-Sir John’s Plaza.....	3-16

*