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Development
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

This is a suggested format that may be used by Responsible Entities to document completion of an Environmental Assessment.

Project Information

Project Name: CPD B-24-CP-PA-1891

Responsible Entity: Berwyn Fire Company

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: PA

Preparer: Michael Kissinger, Associate VP
Pennoni

Certifying Officer Name and Title: Jonathan Ewald Assistant Township Manager
Easttown Township

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): Kenneth Hoffman, RLA
Pennoni

Direct Comments to: Eamon Brazunas, Deputy Chief
Berwyn Fire Company

Project Location:

Berwyn Fire Company
23 Bridge Avenue, Berwyn, PA 19312

Description of the Proposed Project [24 CFR 50.21 & 58.32]:

Berwyn Fire Company proposes a new firehouse at 23 Bridge Street. The new building will have a footprint of 12,040 square feet that will provide the department with adequate space to fulfill its programming needs. Related proposed site work includes a new parking lot with nineteen (19) parking spaces, a new stormwater management system designed to manage the increase in impervious coverage and upgraded water and sanitary services.

Statement of Purpose and Need for the Proposal:

Berwyn Fire Company has occupied the existing building at 23 Bridge Avenue for 95 years. The building has become antiquated and in need of repairs and updates to better serve the community. Such outdated and unsuitable conditions include mold, electrical wiring for communications, undersized overhead doors for modern equipment, and undersized living quarters for employees.

Due to the existing architectural configuration and methods of construction, renovating the building to provide additional apparatus area and living space is not a cost-effective solution. As such, the proposed new firehouse building and related improvements answer to the needs of the staff and pose solutions to the current station's functional shortcomings. The proposal to replace the existing building with a new modern facility will provide the fire department with an additional 3,600 square feet of floor area for emergency service equipment storage, training, functional living and office space along with accommodations for staff. Additionally, the current parking facility will be adjusted to provide 19 spaces to meet the needs of employees and visitors, including one (1) ADA space.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The existing fire station is located on a 0.77 acre parcel. The site is bound to the north by a bakery and an automotive service shop, a catering business to the south, to the east and southeast by residential dwellings and to the west by a retail store. The current parcel is comprised of the existing building, parking areas and a shed. The site also contains an enclosed outdoor area with a cell tower and communications service buildings. Vegetative areas are lawn with a few deciduous trees along the perimeter.

The existing water service for the fire station comes from a main located on Bridge Avenue at the front of the property while electric, sanitary and gas come from Woodbine Road at the rear of the property. A subsurface stormwater basin also exists below the parking lot.

The Fire Company was able to acquire parcel 55-2L-73, which was occupied by the bakery, and a portion of parcel 55-2L-76.1 related to the automotive service shop. Once these parcels are consolidated with the existing parcel, there will be a total 0.94 acres available for the new fire facility. The bakery is proposed to be demolished which will allow for an improved site ingress/egress driveway for the property and its users.

Vertex Companies was retained by Plymouth Environmental in May 2024 to provide asbestos consulting services associated with the preparation for demolition of the existing fire house and bakery. Final clearance testing was performed on May 9, 2024, following the abatement of designated asbestos containing materials. Furthermore, paint chip samples were tested that yielded levels of lead.

Pennoni performed geotechnical investigation services in June 2024 for foundation and related geotechnical design recommendations for the proposed project. As part of the investigation, backhoe bucket refusal was encountered at a depth of 6 to 10 feet below the ground surface. Refusal of the excavation is typically inferred as top of rock, but could also be other obstructions (boulders, debris.) As the proposed partial basement is to be 12 feet below existing grade, rock removal within the basement area may be required.

Additionally, the site is located outside of mapped FEMA floodways and has not experienced any flooding issues. Once construction commences, an air monitoring system will be implemented to ensure the surrounding residents will not have any adverse impact from an air quality standpoint. Erosion and Sedimentation Control practices will be implemented as well to eliminate runoff from the project site to surrounding areas.

Funding Information

Grant Number	HUD Program	Funding Amount
B-24-CP-PA-1891	FY2024 EDI Community Project Funding	\$500,000

Estimated Total HUD Funded Amount: \$500,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

\$10,489,639

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of

approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	Soil to be exported off-site was determined to be clean fill. Soil was disposed of per PA DEP regulations.
Endangered Species	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A

Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402		
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<i>Comply with Easttown Township, Chester County, Pennsylvania Ordinance No. 375-07. Adopted 03/05/2007.</i> https://ecode360.com/15298780
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<i>Comply with Easttown Township, Chester County, Pennsylvania Ordinance No. 466-25. Amendment adopted on 01/06/2025.</i> https://ecode360.com/43359378
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A

Environmental Assessment Factors [24 CFR 58.40] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination,

as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	This project is being constructed on an existing site with a fire station located on it. Berwyn Fire Company obtained preliminary/final land development approval from Easttown Township on 01/17/2023.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	Silt socks are in place around the construction site. All impacted storm drains have filters in place to catch dirt and other debris from entering. The site is flat and has no storm water runoff problems.
Hazards and Nuisances including Site Safety and Noise	2	The new building is being constructed in place of an existing building that was built in 1929 as a fire station.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	N/A
Demographic Character Changes, Displacement	2	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation
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COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	N/A
Commercial Facilities	2	N/A
Health Care and Social Services	2	EMS will be provided 24x7 as licensed by the PA Department of Health.
Solid Waste Disposal / Recycling	2	Fire/EMS station will be serviced by municipally appointed trash/recycling hauler.
Waste Water / Sanitary Sewers	2	New wastewater/sanitary sewer systems will be part of the new building.
Water Supply	2	The new building will be tied in with public water provided by AQUA.
Public Safety - Police, Fire and Emergency Medical	1	New fire/EMS station being constructed to replace 90+ year old building.
Parks, Open Space and Recreation	2	N/A
Transportation and Accessibility	2	ADA accessibility will be included with new building, including an elevator.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	N/A
Vegetation, Wildlife	2	Plantings and grass in accordance with storm water management practices.
Other Factors	2	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation
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ENERGY		
Energy Efficiency	2	New building will utilize energy efficient appliances, including state-of-the-art lighting and HVAC.

Additional Studies Performed:

Asbestos Building Inspection (15 Bridge Ave. and 23 Bridge Ave.) – 02/23/2024
 Rodent Inspection (15 Bridge Ave. and 23 Bridge Ave.) – 03/06/2024

Field Inspection (Date and completed by):

List of Sources, Agencies and Persons Consulted:

Easttown Township Donald Curley, Township Manager
 Easttown Township Jonathan Ewald, Assistant Township Manager
 Easttown Township Colleen Gray, Director of Planning & Zoning
 Easttown Township Rob McLarnon, Building Code Official
 Easttown Township Joseph Rodo, Director of Public Works
 Easttown Township Brady Flaharty, P.E., Engineer – Carroll Engineering Corporation
 Easttown Township Thomas Comitta, AICP, CNU-A, RLA, Landscape Architect – Thomas Comitta Associates, Inc.
 Easttown Township Christopher J. Williams, P.E., Transportation Engineer – McMahon, A Bowman Co.
 Easttown Township William Bohner, P.E., Municipal Authority Engineer – ARRO Consulting, Inc.
 Tredyffrin Township William Martin, Township Manager
 Tredyffrin Township Joseph DiRocco, Chief Operating Officer
 Tredyffrin Township David Duda, Capital Project Manager – Public Works
 Pennoni Michael Kissinger, PE, LEED AP, ENV SP / Associate Vice President, Land Development Division Manager
 Pennoni Kenneth Hoffman, RLA
 Pennoni Kevin Davis, PE, LSRP, ENV SP / Vice President
 Pancoast & Clifford Clifton R. Beam IV, CPA, Chief Financial Officer
 Pancoast & Clifford Dolly Hernandez, LEED AP BD&C, Senior Project Manager
 Pancoast & Clifford Bill Quinn, Superintendent
 Core States Group Paul Andrew Sgroi, Director

List of Permits Obtained:

Zoning Permit Application – 09/01/2023

Demolition Permit Application – 02/19/2024
 Building Permit Application – 02/19/2024
 Drainage and Grading Permit Application – 05/28/2024

Public Outreach [24 CFR 50.23 & 58.43]:

The project went through the Township approval process which included public meetings and hearings for Zoning and Land Development approval.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed building realizes a fire station with adequate amenities and space providing the department a new ability to continuously grow and advance. With the capability to support additional employees and utilize the most upgraded equipment available, the community will benefit from faster response times when emergencies arise. The proposed improvements comprehensively result in an efficient, modern, well operated establishment that can better serve the community.

Tredyffrin and Easttown Townships and their residents will be the primary beneficiary of this project.

Alternatives [24 CFR 58.40(e)]

During the planning process at the beginning of the project, alternative site layouts and building design options were analyzed. Given site constraints and available land area of the project parcel, there were no appropriate alternatives found.

No Action Alternative [24 CFR 58.40(e)]: N/A

Summary of Findings and Conclusions:

Mitigation Measures and Conditions

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Soil to be exported off-site was determined to be clean fill. Soil was disposed of per PA DEP regulations.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Compliance with Easttown Township, Chester County, Pennsylvania Ordinance No. 375-07. Adopted 03/05/2007.

Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Compliance with Easttown Township, Chester County, Pennsylvania Ordinance No. 466-25. Amendment adopted on 01/06/2025.
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Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1)]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2)]
The project may significantly affect the quality of the human environment.

Preparer Signature: Michael Kissinger Date: 6/17/2025

Name/Title/Organization: Michael Kissinger, Associate Vice President
Pennoni

Certifying Officer Signature: [Signature] Date: 8/12/2025

Name/Title: Jonathan Ewald Easttown Township Assistant Township Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).