



**COMMON COUNCIL  
AGENDA  
REGULAR STATED MEETING  
January 5, 2015  
7:30 P.M.**

**PLEDGE TO THE FLAG:** Hon. John Kirkpatrick

**ROLL CALL:** City Clerk

**OATH OF OFFICE:** Hon. Nadine Hunt-Robinson

**APPOINTMENT:**

1. Communication from the Mayor in relation to appointments and re-appointments to the Community Development Citizens Advisory Committee to terms which will expire on December 31, 2015.

**ADJOURNED**

**PUBLIC HEARINGS:**

2. Public Hearing in relation to the application submitted by Daniel J. Coughlan, Proprietor, on behalf of Coughlan, Inc., for a renewal of a Special Permit to operate a cabaret at The Coliseum located at 15 South Broadway.
3. Public Hearing in relation to the application submitted on behalf of Executive Billiards Inc., ("Applicant") for a Special Permit to operate a cabaret at Executive Billiards located at 109 Mamaroneck Avenue.
4. Public Hearing in relation to the application submitted on behalf of Ron Blacks Beer Hall for a renewal of a Special Permit to operate a Cabaret at Ron Blacks Beer Hall, located at 181 Mamaroneck Avenue.

5. Public Hearing in relation to an application submitted on behalf of Ichiro Asian Fusion, Inc., (“Applicant”), for a Special Permit to operate a Cabaret at Ichiro Restaurant, located at 80 Mamaroneck Avenue.
6. Public Hearing in relation to the application submitted on behalf of Red Plum 888 (“Applicant”) for a Special Permit to operate a Cabaret at The Red Plum Restaurant, located at 91 Mamaroneck Avenue.

**PUBLIC HEARINGS:**

7. Public Hearing in relation to a proposed amendment to the Zoning Ordinance of the City of White Plains to create a new Light Industrial Mixed Use (LI-M) Zoning District; re-zone certain properties in the Light Industrial (L-I) Zoning District; place the rear portion of certain properties in the Neighborhood Business (B-2-Zoning District; and place portions of certain properties in the (LI-M) Zoning District.
8. Communication from City Clerk.
9. Commissioner of Planning.

**FIRST READING  
ORDINANCES:**

10. Communication from Corporation Counsel in relation to the settlement of various tax review proceedings.
11. Ordinance authorizing the settlement of certain tax review proceedings.
12. Communication from Corporation Counsel in relation to an amendment to the Tax Agreement between the City of White Plains and the Power Authority of the State of New York.
13. Ordinance authorizing the Mayor to execute an amendment to the Tax Agreement between the City of White Plains and the Power Authority of the State of New York.
14. Communication from Chairman, Capital Projects Board, in relation to Capital Project No. CW54421, Orchard Street Pump Station Renovations FY 2014 2015.
15. Communication from Environmental Officer
16. Environmental Findings Resolution

17. Ordinance of the Common Council of the City of White Plains establishing Capital Project No. C5442, Orchard Street Pump Station Renovations FY 2-14-2015.
18. Bond Ordinance dated January 5, 2015, authorizing the issuance of \$252,500 aggregate principal amount serial bonds of the City of White Plains, County of Westchester, State of New York, to finance the costs of the acquisition and installation of water system improvements.
19. Communication from Commissioner of Public Works in relation to an transfer from Reserve for Financing in relation to additional overtime in the Bureau of Engineering for work on numerous new capital projects and other projects.
20. Ordinance authorizing the transfer of funds and amendments in the 2014-2015 general fund to reflect additional engineering overtime costs due to new capital projects and assignments, evaluating projects, and preparation of contracts.
21. Communication from Commissioner of Public Safety in relation to a donation from Fenway Charitable Foundation to be used to purchase tablets and smoke detectors for the Fire Department, vehicle equipment for the Police Department and incidentals for the Citizen's Public Safety Academy.
22. Ordinance of the Common Council of the City of White Plains authorizing the Mayor or his designee to accept, on behalf of the City of White Plains, donations in the amount of \$5,100.00 from the Fenway Charitable Foundation to be used to purchase tablets and smoke detectors for the Fire Department, vehicle equipment for the Police Department and incidentals for the Citizen's Public Safety Academy.
23. Communication from Commissioner of Recreation and Parks in relation to a license agreement with MVP Basketball Camp, Inc. ("MVP") to use the Ebersole Ice Rink and Delfino Park for a Summer Basketball Day Camp between July 13, 2015 and August 7, 2015.
24. Ordinance of the Common Council of the City of White Plains authorizing the Mayor or his designee to execute a license agreement with MVP Basketball Camp, Inc., ("MVP") to permit MVP to use the Ebersole Ice Rink and Delfino Park for a Summer Basketball Day Camp for 144 Campers between July 13, 2015 to August 7, 2015.
25. Communication from Commissioner of Planning in relation to an amendment to the Community Development Block Grant Consolidated Plan 2014 - 2015 Annual Action Plan.
26. Resolution adoption of the proposed substantial amendment to the City of White Plains Consolidated Plan 2014-2015 Annual Action Plan for the Community Development.

27. Communication from Commissioner of Planning in relation to a Community Development Special Rehabilitation Loan of up to \$80,000 for Sheltering the Homeless is Our Responsibility, Inc. (SHORE)
28. Ordinance authorizing a Community Development Special Rehabilitation Loan not to exceed \$80,000 to SHORE, Inc., for home repairs to two properties in White Plains owned and operated by SHORE, Inc.
29. Communication from Commissioner of Planning in relation to a Community Development Special Rehabilitation Loan of up to \$70,000 for Family Services of Westchester, Center for All Ages, 106 North Broadway.
30. Ordinance authorizing a Community Development Special Rehabilitation Loan in an amount of \$70,000 to Family Services of Westchester, Inc., for purchase of equipment for replacement of the storm drainage system and other exterior site work, at its rehabilitation facility that houses the Lanza Center for All Ages at 106 North Broadway.
31. Communication from Director Youth Bureau, in relation to a grant in the amount of \$181,299 from the New York State OASAS to continue the Project Hope Program.
32. Ordinance of the Common Council of the City of White Plains authorizing the Mayor to enter into a contract with the County of Westchester, Department of Community Mental Health, in order to receive \$181,299 in funding to continue the Project Hope Program through the New York State Office of Alcoholism and Substance Abuse Services (OASAS) providing alcohol and substance prevention services to the City of White Plains.
33. Communication from Director, Youth Bureau, in relation to a grant in the amount of \$25,000 from the Westchester Clubmen Foundation to operate the Clubmen Higher Aims Program.
34. Ordinance amending an ordinance adopted October 6, 2014, entitled, "An ordinance of the Common Council of the City of White Plains authorizing the Mayor, or his designee, to execute a contract to accept, on behalf of the City of White Plains Youth Bureau, an award from the Westchester Clubmen Foundation to be used to operate the Clubmen Higher Aims Program and to authorize the Budget Director to amend the FY 2014-2015 Youth Development Fund to reflect this Award."
35. Communication from Director, Youth Bureau, in relation to a grant in the amount of \$20,000 from the Westchester Community Foundation to provide academic and personal enrichment and college preparation programs to low-income, and at-risk youth.
36. Ordinance of the Common Council of the City of White Plains authorizing the Mayor or his designee, to enter in a contract with the Westchester Community

Foundation to receive a grant in the amount of \$20,000 and to authorize the Budget Director to amend the FY 2014-2015 Youth Development Fund to reflect this grant.

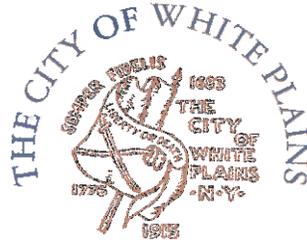
37. Communication from Director, Youth Bureau, in relation to an award in the amount of \$2,500, from the USTA Eastern Section and USTA Eastern Southern Region to support the Youth Bureau's Tennis Program in the After School Program.
38. Ordinance authorizing the Mayor to accept, on behalf of the City of White Plains, a grant from the USTA Eastern Section and USTA Southern Region to support the Youth Bureau's Tennis Program in the After School Program.
39. Communication from Deputy Commissioner of Parking in relation to proposed amendments to the Traffic Ordinance.
40. Ordinance amending the Traffic Ordinance of the City of White Plains in relation to modifying "Hours of Operation - Off Street Public Parking Areas and Structures" as described in Article II, Section 201, Subdivision 2, Paragraph 2.

#### **RESOLUTIONS:**

41. Communication from the City Clerk in relation to authorization and approval of the White Plains Housing Authority's submission of an Inventory Removal Application to the U.S. Department of Housing and Urban Development for the Brookfield Commons Housing Development.
42. Communication from the Environmental Officer
43. Resolution of the Common Council of the City of White Plains authorizing and approving the White Plains Housing Authority's submission of an Inventory Removal Application to HUD for the Brookfield Commons Housing Development.

#### **ITEM FOR REFERRAL:**

44. Communication from Deputy Commissioner of Parking in relation to a proposed amendment to the Zoning Ordinance with regard to parking space requirements for larger retail centers outside the Central Parking Area, currently requiring 5.7 spaces per 1000 square feet for smaller scale isolated retail sites, and recommending a change for sites above 150,000 square feet, which have their own separate parking facility, to a more appropriate rate of 4.0 spaces per 1000 square feet.



**“The Birthplace of the State of New York”  
OFFICE OF THE MAYOR**

**THOMAS M. ROACH  
MAYOR**

**t:914.422.1411  
f:914.422.1395**

**TO THE HONORABLE MEMBERS OF THE COMMON COUNCIL:**

I am pleased to announce the following appointments and re-appointments to the Community Development Citizens Advisory Committee to terms which will expires on December 31, 2015

Rosa Boone-Morgan	James Pierre
Millie Castro	Hon. Dennis Power, Chmn
Sidia Cortes	Paul Rutkowski
June DeMarco	Melissa Thompson
Wade Hardy	Stephen Walfish
Mary Perri	

Sincerely,

Thomas M. Roach, Mayor  
DATED: December 29, 2014



**OFFICE OF THE CITY CLERK**  
MUNICIPAL BUILDING • 255 MAIN STREET • WHITE PLAINS, NY 10601  
(914) 422-1227 • (914) 422-1330 Fax

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Anne M. McPherson CMC  
City Clerk/Registrar

Elizabeth Scardino  
Deputy Registrar

**TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:**

At the Regular Stated Meeting of November 3, 2014, a referral was made in relation to the establishment of a new Light Industrial Mixed Use (LI-M) Zoning District, and certain other changes in the current Light Industrial (L-I) Zoning District. Since then, additional changes have been made.

The Commissioner of Planning has transmitted an updated proposed amendment to the Zoning Ordinance of the City of White Plains in relation to the establishment of a new Light Industrial Mixed Use (LI-M) Zoning District, and certain other changes in the current Light Industrial (L-I) Zoning District. Referral may take place at this time to appropriate City Departments, Boards and Commissions. In order to allow sufficient time for responses, we are requesting that the public hearing scheduled for January 5, 2015 be adjourned to February 2, 2015.

Sincerely,

Anne McPherson  
City Clerk

DATED: December 29, 2014



**PLANNING DEPARTMENT**  
Thomas M. Roach, Mayor  
Elizabeth A. Cheteny, Commissioner  
Linda Puoplo, Deputy Commissioner

December 18, 2014

**TO: TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL**

**RE: AN ORDINANCE AMENDING AN ORDINANCE ENTITLED "THE ZONING ORDINANCE OF THE CITY OF WHITE PLAINS" WITH RESPECT TO CREATING A NEW LIGHT INDUSTRIAL MIXED USE (LI-M) ZONING DISTRICT; RE-ZONING CERTAIN PROPERTIES IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT; PLACING THE REAR PORTION OF CERTAIN PROPERTIES IN THE NEIGHBORHOOD BUSINESS (B-2) ZONING DISTRICT; AND PLACING THE REAR PORTION OF CERTAIN PROPERTIES IN THE LIGHT INDUSTRIAL MIXED USE (LI-M) ZONING DISTRICT.**

### **October 2014 Draft LI-M**

In a communication to the Common Council dated October 30, 2014, the Planning Department introduced proposed amendments to the Zoning Ordinance dated October 9, 2014 that would create a new Light Industrial-Mixed Use ("LI-M") classification. The proposal also included changes to the zoning map that would change the Light Industrial ("LI") zoning designations in the Westmoreland and Harlem Avenue areas to the new LI-M zoning designation.

The Planning Department's analysis included an overview of the existing conditions relevant to the proposed action, explained the purpose and need for the proposed zoning amendments, provided a detailed description of the proposed new zoning district, assessed the conformity of the proposed action with the City's Comprehensive Plan, and concluded with a recommendation to adopt the zoning amendments.

### **Comments on the October 2014 Draft LI-M**

Since the October 2014 Draft LI-M Zoning Amendment ("the October 2014 Draft LI-M") was referred out by the Common Council, the Planning Department has received comments informally from property owners, neighborhood residents, and other interested parties. The comments can be summarized as follows:

- Concern that certain provisions in the October 2014 Draft LI-M will hurt light industrial businesses.
- Concern that residential building heights are too high.
- Concern that all day care centers be special permit uses
- Concern that certain uses currently allowed in the existing LI should also be allowed in the LI-M.

### **Revisions to the Draft LI-M Zoning Amendment**

A number of changes have been made to the proposed LI-M zoning district to ensure that it will be supportive of local businesses, to ensure compatibility between light industrial and other uses, and to ensure compatibility between new development allowed in the LI-M district with adjoining residential areas.

The following summarizes the comments received on the October 2014 Draft LI-M and the related changes incorporated into the December 2014 Draft LI-M.

**Comment 1:** Light industrial uses should be principal permitted uses.

- "Light manufacturing" use is a principal permitted use in the December 2014 Draft LI-M, changed from a special permit use in the October 2014 draft.
- As noted under Comment 3, "wholesale businesses, commercial storage and warehousing" use is a principal permitted use in the December 2014 Draft LI-M, changed from a special permit use in the October 2014 Draft LI-M.

**Comment 2:** The October 2014 definition of "light manufacturing" is too restrictive.

- The definition of "light manufacturing" was revised. Performance-based standards and the prohibition of outdoor storage uses in the October 2014 draft have been removed.

The new definition reads:

"Manufacturing, Light". The manufacturing, predominantly from previously prepared materials, of finished products or parts including the compounding, processing, assembly or disassembly, packaging or testing of goods or equipment, including research activities, conducted largely within an enclosed structure.

**Comment 3:** Commercial storage uses should continue to be permitted.

- "Wholesale businesses" has been revised "wholesale businesses, commercial storage and warehousing" to specifically allow these commercial/industrial (i.e., non-personal storage) uses. The status of these uses has also been changed—from special permit in the October 2014 draft to principal permitted uses in the December 2014 Draft LI-M.
- "Outdoor storage of building or other materials," not permitted in the October 2014 Draft LI-M, are a permitted accessory use in the December 2014 Draft LI-M
- "Outdoor storage of commercial or industrial vehicles or construction equipment, not permitted in the October 2014 Draft LI-M, is a permitted accessory use in the December 2014 Draft LI-M.

**Comment 4:** The proposed residential building height of up to 75 feet is too high.

- The maximum residential height allowed by special permit has been reduced from 75 feet to 60 feet (5 stories) in the October 2014 Draft LI-M to 60 feet (six stories) in the December 2014 Draft LI-M. This is only one story or 10 feet more than the existing height limit for all uses in the currently mapped LI district.

**Comment 5:** All day care centers should be special permit uses to ensure compatibility with surrounding uses.

The current LI allows certain day care centers as a permitted accessory use and others as a special permit use. The December 2014 Draft LI-M makes them all special permit uses.

### **Additional Comments and Responses**

Other comments were made regarding certain uses currently allowed in the existing LI that the commentators believed should also be allowed in the LI-M. No changes have been made with regard to some of these uses (others were amended, as described above). The relevant uses and the reasons why no changes are recommended include:

***Fast Food Eating Establishments***

Fast food establishments are not included in the LI-M zone because their typical design and operating characteristics would not promote the distinctive character that the City would like to promote in the proposed rezoning areas. There are no existing fast food eating establishments in the proposed LI-M rezoning areas.

***Printing Plants***

This use group is no longer needed. Heavy "printing plants"/processes are becoming obsolete with advent of digital printing processes. Also, digital printing and imprinting operations would continue to be allowed as a "light manufacturing" use. There are no existing printing plants in the proposed LI-M rezoning areas.

***Mini-Storage Facilities***

Mini-storage facilities are not included in the proposed LI-M zone because they are incompatible with the City's goal of revitalizing the Westmoreland and Harlem Avenue districts by promoting their redevelopment as lively mixed-use districts that will attract people and generate economic vitality. By their very nature, storage facilities are devoid of people and also employ very few workers compared to light manufacturing and even auto-related uses. Mini-storage facilities derive limited if any benefit from the close proximity to public transit. The City has limited land near the Metro-North stations and through this rezoning, intends to encourage the more efficient and beneficial use of this valuable resource.

***Laundry or Dry Cleaning Plants***

This uses would be considered a permitted use within the proposed "light manufacturing" use group.

**Conclusions and Recommendation**

The proposed changes address many of the concerns that were raised regarding the proposed LI-M zoning amendment. None of the changes alter the analysis or conclusions provided by the Planning Department in its October 30, 2014 communication.

The Planning Department finds that the proposed December 2014 Draft LI-M improves upon the earlier draft by reinforcing the City's support for the continued viability of light industrial uses in the Westmoreland and Harlem districts, while allowing for compatible development of residential, hotel, and community/cultural uses on a limited basis in a way that is compatible both with the light industrial uses and with adjoining residential neighborhoods. The Planning Department continues to fully support the approval of the proposed LI-M district zoning amendments, as modified in the December 2014 proposed ordinance.

Respectfully submitted,



Elizabeth A. Cheteny, Commissioner

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED "THE ZONING ORDINANCE OF THE CITY OF WHITE PLAINS" WITH RESPECT TO CREATING A NEW LIGHT INDUSTRIAL MIXED USE (LI-M) ZONING DISTRICT; RE-ZONING CERTAIN PROPERTIES IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT; PLACING THE REAR PORTION OF CERTAIN PROPERTIES IN THE NEIGHBORHOOD BUSINESS (B-2) ZONING DISTRICT; AND PLACING THE REAR PORTION OF CERTAIN PROPERTIES IN THE LIGHT INDUSTRIAL MIXED USE (LI-M) ZONING DISTRICT.

The Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. The Zoning Ordinance of the City of White Plains, adopted June 1, 1981, as amended to date be, and hereby is amended to establish a Light Industrial-Mixed Use (LI-M) zoning district as follows:

A. Section 2.4 Definitions.

is hereby amended by adding a new definition: "Manufacturing, Light."

Manufacturing, Light. The manufacturing, predominantly from previously prepared materials, of finished products or parts including the compounding, processing, assembly or disassembly, packaging or testing of goods or equipment, including research activities, conducted largely within an enclosed structure.

B. Section 3.1 District Classifications.

is hereby amended under the category "Industrial Districts" to add a new line designated "LI-M Light-Industrial-Mixed Use" before the line designated "LI- Light Industrial."

C. Section 3.2 Zoning Map Establishment.

is hereby amended by amending the Zoning Map to change the zoning district designation of the following properties from the LI zoning district designation to a new zoning district designation "Light Industrial-Mixed Use" ("LI-M"):

- 12 INTERVALE ST 130.26-1-10
- 7 INTERVALE ST 130.26-1-11
- 22 WESTMORELAND AVE 125.82-1-10
- 121 WESTMORELAND AVE 130.25-3-1
- 85 WESTMORELAND AVE 125.82-1-3
- 203 WESTMORELAND AVE 130.25-3-7
- 2 INTERVALE ST 130.26-6-2
- 114 WESTMORELAND AVE 130.26-1-1
- 136 WESTMORELAND AVE 130.25-4-4
- 20-22 INTERVALE ST 130.26-1-12
- 25 IRVING PL 125.82-5-3

•	39 WESTMORELAND AVE	125.82-1-4
•	26 WESTMORELAND AVE	125.82-1-11
•	179 WESTMORELAND AVE	130.25-3-3.1
•	70 WESTMORELAND AVE	125.82-5-2
•	74 WESTMORELAND AVE	125.82-5-1
•	13-19 INTERVALE ST	130.26-6-1
•	139 WESTMORELAND AVE	130.25-3-2
•	158 WESTMORELAND AVE	130.25-4-2
•	7 IRVING PL	125.82-5-4
•	90 WESTMORELAND AVE	130.26-1-2
•	15 HOME ST	130.26-1-4
•	31 WESTMORELAND AVE	125.82-1-5
•	87 WESTMORELAND AVE	125.82-1-2
•	101 WESTMORELAND AVE	125.82-1-1
•	209 WESTMORELAND AVE	130.25-3-8
•	11 INTERVALE ST	130.26-1-13
•	197 WESTMORELAND AVE	130.25-3-6
•	19-21 HOME ST	130.26-1-3
•	122 WESTMORELAND AVE	130.25-4-5
•	146 WESTMORELAND AVE	130.25-4-3
•	100 HAARLEM AVE	120.20-9-8
•	16 BOND	120.20-9-6
•	18 GLENN ST	120.19-3-2
•	2 HOLLAND AVE	120.19-3-5
•	66 HAARLEM AVE	120.19-2-1
•	1 HOLLAND AVE	125.07-1-1
•	525 NO BROADWAY	120.20-10-1
•	7-11 HOLLAND AVE	120.19-4-1
•	27 HOLLAND AVE	120.20-14-1
•	50 HAARLEM AVE	120.19-2-2
•	20 HAARLEM AVE	120.19-3-1
•	26-28 HOLLAND AVE	120.19-3-3
•	102 HAARLEM AVE	120.20-9-9
•	30-32 HOLLAND AVE	120.20-13-2
•	14 FISHER LANE	120.20-1-3
•	96 HAARLEM AVE	120.20-9-7
•	499 NO BROADWAY	120.20-13-1
•	24 FISHER LANE	120.20-1-2
•	30 GLENN ST	120.19-2-3
•	4 FISHER LANE	120.20-1-1
•	555 NO BROADWAY	120.20-9-5
•	20 HOLLAND AVE	120.19-3-4

D. Section 5.1 Schedule of Use Regulations.  
 is hereby amended by adding a new column entitled District: "LI-M" before the column entitled "LI" and corresponding uses as provided in Section 5.2.

E. Section 5.2 List of Use Regulations.  
 is hereby amended by adding a new District: LI-M

USE	TYPE
"Multi-Family Dwellings"	SP
Commercial indoor "recreation facilities"	PP
"Health clubs"	SP
Theaters	PP
Accessory "dish antennas" as regulated by Sections 4.4.23 and 6.7.21	SP
Churches or other places of worship	PP
Sunday schools or other similar religious schools	PA
Parish houses or rectories	PA
Convents	PP
"Uses" of the City of White Plains	PP
"Uses" of other governments, subject to the requirements of Section 5.6	PP
"Nursery schools" or "day care centers"	SP
"Nursery schools" or "day care centers" in conjunction with a permitted church or other place of worship, "membership club," or "public school" or "private secondary or elementary school"	SP
Independent, unaffiliated "nursery schools" or "day care centers" located within a permitted church or other place of worship, "membership club," or "public school" or "private secondary or elementary school"	SP
Business or professional offices	PP
Offices for group education, training or counseling in "buildings" containing no residential "uses"	PP
Business, administrative or headquarters offices for "philanthropic institutions"	PP
Stores for sales at retail or performance of customary personal services or services clearly incidental to retail sales, including "real estate offices," but not including sales of automobile parts or accessories involving installation at point of sale	PP
"Auction houses" as regulated by Sec. 6.7.15	PP
"Retail laundries" or "retail dry cleaners"	PP
Banks	PP
Business or trade schools	PP
"Libraries, museums or art galleries not operated for profit"	PP
"Libraries, museums or art galleries"	PP
"Hotels" and "Extended Stay Hotels"	SP
Newsstands	PA
Radio stations	PP
"Restaurants" or "cafeterias"	PP
"Restaurants" or "cafeterias" for employees	PA

“Cafes”	PP
“Accessory electronic games”	PA
Veterinary hospitals, including boarding or care of small animals	PP
Motor vehicle sales or rental, including accessory “repair shops,” “service stations” with or without accessory outdoor storage of motor vehicles	SP
Motor vehicle “service stations”	SP
Motor vehicle “repair shops”	SP
Auto laundries	SP
Research, experimental or testing laboratories	SP
Medical laboratories	PP
Wholesale businesses, commercial storage and warehousing	PP
Outdoor storage of building or other materials	PA
Outdoor storage of commercial or industrial vehicles or construction equipment	PA
“Manufacturing, light”	PP
“Public utility buildings or structures”	PP
“Private garages,” carports or open parking for private passenger vehicles	PA
“Parking lots” or “parking garages”	PA
Commercial “parking lots” for private passenger vehicles, but not for storage of used or new motor vehicles for sale or for hire	SP
“Parking lots” or “parking garages” of the City of White Plains or its Parking Department	PP

F. Section 5.3 Schedule of Dimensional Regulations: Non-Residential.  
is hereby amended as follows: See Attachment Section 5.3 herein.

G. Section 4.3, Dimensional Non-conformity.  
is hereby amended to read as follows:

to A “lot,” “building” or “structure” that is conforming in “use” but does not conform  
the “lot” dimension, “yard” dimension, “height,” “building coverage,” “floor area  
ratio,” off-“street” parking, loading, or similar dimensional regulations of this  
Ordinance for the district in which such “lot,” “building” or “structure” is located,  
shall be deemed to be “dimensionally non-conforming.” No permit shall be issued  
that will result in the increase of any such dimensional “non-conformity, except as  
provided in Section 6.7.31.3, but any “building” or “structure” or portion thereof  
may be “altered” to decrease its dimensional non-conformity.

H. Section 4.4.15 Exceptions to “Height” Limitations.  
is hereby amended by adding subsection 4.4.15.9, “Residential, “Hotel” and  
“Extended Stay Hotel” Uses in the LI-M District to read as follows:

4.4.15.9 In the LI-M district, the maximum permitted building height of buildings  
in which “Residential, “Hotel” and “Extended Stay Hotel” uses occupy 50 percent or more of the  
floor area, shall be five (5) stories and 60 feet.

amended by adding subsection 5.5.1.12, to read as follows:

The LI-M District is a light industrial-mixed use district, located in areas of good access to public transportation centers which is intended to encourage vibrant neighborhoods with a mix of compatible uses ranging from residential to light industrial; protect the unique character and encourage sustainable development of the areas through the adaptive reuse of existing buildings; provide opportunities for residential use within walking distance of public transportation; revitalize vacant and/or underutilized properties; continue to provide areas for light industrial businesses to operate and serve the community; utilize valuable and limited land near major public transit facilities by uses that benefit from such locations; and protect adjoining residential uses from the negative impacts of inappropriate manufacturing uses.

I. Section 6.7, Individual Standards and Requirements for Certain Special Permit  
“Uses.”

is hereby amended by adding subsection 6.7.31, “Residential, “Hotel” and “Extended Stay Hotel” Uses in the LI-M District to read as follows:

6.7.31.1 In the LI-M district, floor area within an existing building may be converted to “multi-family dwellings”, “hotel,” or “extended stay hotel” uses or any combination of such uses subject to meeting the following conditions:

6.7.31.1.1 The floor area proposed to be converted to “multi-family dwellings,” “hotel” or “extended stay hotel” use is located in a building constructed prior to January 1, 1940.

6.7.31.1.2 At least 1,000 square feet of such floor area is proposed for conversion.

6.7.31.1.3 Adequate off-street parking exists to accommodate the parking demand of the proposed development. Such parking requirements may be met on-site or within 500 feet of the development site boundary through shared or other alternative parking arrangement subject to documentation of the adequacy of such arrangement acceptable to the Deputy Commissioner of Parking for Transportation Engineering and approval by the Common Council.

6.7.31.1.4 The proposed development is consistent with the character of the area and retains its original exterior appearance to the maximum extent practicable.

6.7.31.2 The Common Council may permit the replacement of and/or the addition to an eligible building’s structure pursuant to Section 6.7.31.1 to allow for replacement/expansion newly constructed “multi-family dwellings”, “hotel” or “extended stay hotel” space up to the site’s maximum permitted floor area ratio (FAR) if the following conditions are met:

6.7.31.2.1 The applicant demonstrates that conversion of existing floor area to “multi-family dwellings”, “hotel” or “extended stay hotel” use is not feasible

for the space proposed for demolition due to documented structural considerations or other conditions unique to the site;

6.7.31.2.2 The façade of the building facing a public street is preserved and restored to the maximum extent practicable. In the case of a corner lot, both facades facing public streets shall be preserved to the maximum extent practicable;

6.7.31.2.3 Other exterior features of the building that contribute to its historic or architectural character (e.g., roofing materials, signage, lighting, etc.) are preserved to the maximum extent possible; and

6.7.31.2.4 The amount of newly constructed “multi-family dwellings” and/or hotel space on the lot shall not exceed the amount of existing floor area that is converted to “multi-family dwellings”, “hotel” or “extended stay hotel” use.

6.7.31.3 The addition to or reconstruction of an eligible building approved for conversion to “multi-family dwellings”, “hotel” or “extended stay hotel” use may maintain the existing dimensional non-conformity when expanding.

6.7.31.4 Residential, “hotel” or “extended stay hotel” uses are permitted in new principal buildings subject to meeting the following conditions:

6.7.31.5.1 The lot must not contain any eligible buildings pursuant to Section 6.7.31.1;

6.7.31.5.2 The lot must front on the same street as an eligible building pursuant to Section 6.7.31.1;

6.7.31.5.3 The lot must adjoin, be across or diagonally opposite the street from, or be otherwise located within 200 feet of the parcel boundary of an eligible building pursuant to Section 6.7.31.1; and

6.7.31.5.4 The new construction must be part of an overall development plan that includes conversion of an eligible building, pursuant to Section 6.7.31.1, to “multi-family dwellings”, “hotel”, or “extended stay hotel” use.

Section 2. The Zoning Ordinance of the City of White Plains, adopted June 1, 1981, and amended to date be, and it hereby is, further amended by amending the Zoning Map by moving the zoning district line between the Neighborhood Business (B-2) Zoning District and the newly established Light Industrial Mixed Use (LI-M) Zoning District to place the following properties, in their entirety, in the B-2 District:

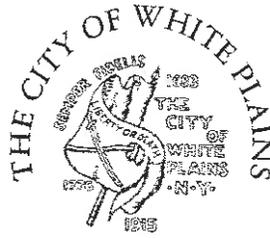
- 577 NO BROADWAY 120.20-9-2
- 569-575 NO BROADWAY 120.20-9-3
- 567 NO BROADWAY 120.20-9-5

Section 3. The Zoning Ordinance of the City of White Plains, adopted June 1, 1981, and amended to date be, and it hereby is, further amended by amending the Zoning Map by moving the zoning district line between the Residential Multi-Family (RM-0.4) Zoning District to place the following properties, in their entirety, in the LI-M District:

- 50 HAARLEM AVE 120.19-2-2
- 20 HAARLEM AVE 120.19-3-1

Section 4. This ordinance shall take effect immediately.





**DEPARTMENT OF LAW**

**MUNICIPAL BUILDING • 255 MAIN STREET • WHITE PLAINS, NEW YORK 10601**

(914) 422-1241 • FAX (914) 422-1231

**JOHN G. CALLAHAN**  
Corporation Counsel

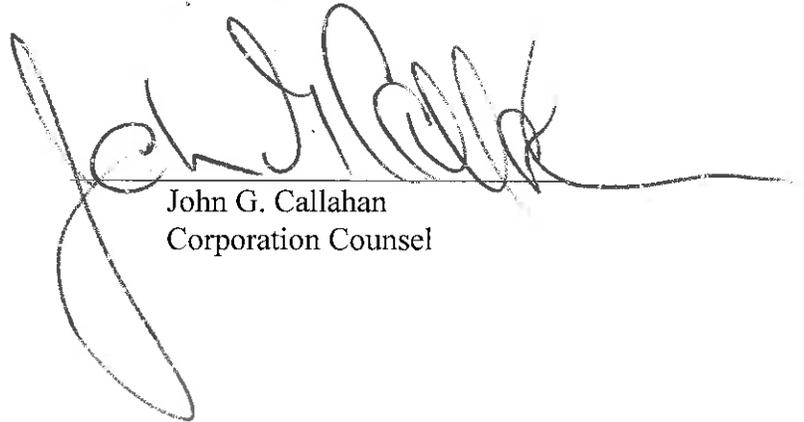
**CAROL L. VAN SCOYOC**  
Chief Deputy Corporation Counsel

**DANIEL K. SPENCER**  
Deputy Corporation Counsel

To the Honorable Mayor and Members of the Common Council of The City of White Plains:

Submitted herewith is an ordinance authorizing the settlement of tax review proceedings. These proceedings were brought on behalf of the owner(s) or lessee(s) of the properties located at 201-215 Ferris Avenue, 148 Hamilton Avenue, 106-110 Hamilton Avenue, 175 Main Street, 190 East Post Road, 430 Mamaroneck Avenue and 220 West Post Road, White Plains, NY.

The Law Department has reviewed the proposed settlements with our Assessor, who recommends them. Based upon our review, it is my opinion that the settlements are appropriate and should be accepted. The locations of the properties involved, the reductions in assessed value, as well as the amounts to be refunded, are set forth in the accompanying ordinance.



John G. Callahan  
Corporation Counsel

Dated: December 24, 2014  
(For the Common Council Meeting  
of January 5, 2015)

**AN ORDINANCE AUTHORIZING THE SETTLEMENT OF CERTAIN TAX REVIEW PROCEEDINGS.**

WHEREAS, various petitioners have brought proceedings to review the assessed valuation of their premises; and

WHEREAS, the respective attorneys for the petitioners have offered and agreed to settle and discontinue said proceedings on condition that the assessed valuations of said properties be reduced and credits paid according to the following list in accord with the applicable tax rate for credits paid according to the following list in accord with the applicable tax rate for

**Troop Realty Corp.  
201-215 Ferris Avenue  
SBL: 125.42-3-19**

<u>Tax Year</u>	<u>Current Assessment</u>	<u>Proposed New Assessment</u>	<u>New Assessment Reduction</u>	<u>Proposed Amount of City Tax to be Refunded</u>
2009/10	\$ 64,000	\$ 42,500	\$ 21,500	\$ 3,376.79
2010/11	\$ 64,000	\$ 45,500	\$ 18,500	\$ 3,104.67
2011/12	\$ 64,000	\$ 49,000	\$ 15,000	\$ 2,641.65
2012/13	\$ 60,000	\$ 51,000	\$ 9,000	\$ 1,660.23
2013/14	\$ 60,000	\$ 51,000	\$ 9,000	\$ 1,725.66
2014/15	\$ 60,000	\$ 50,000	\$ 10,000	\$ 1,961.40
			<b>Total:</b>	<b><u>\$ 14,470.40</u></b>

11

**St. John's Church  
148 Hamilton Avenue  
SBL: 125.66-6-2**

<u>Tax Year</u>	<u>Current Assessment</u>	<u>Proposed New Assessment</u>	<u>New Assessment Reduction</u>	<u>Proposed Amount of City Tax to be Refunded</u>
2012/13	\$ 626,825	\$ 295,500	\$ 331,325	\$ 0.00*
2013/14	\$ 626,825	\$ 295,500	\$ 331,325	\$ 0.00*
2014/15	\$ 626,825	\$ 285,500	\$ 341,325	\$ 0.00*
			<b>Total:</b>	<u>\$ 0.00*</u>

**106-110 Hamilton Avenue  
SBL: 125.66-6-3**

<u>Tax Year</u>	<u>Current Assessment</u>	<u>Proposed New Assessment</u>	<u>New Assessment Reduction</u>	<u>Proposed Amount of City Tax to be Refunded</u>
2012/13	\$ 9,950	\$ 4,500	\$ 5,450	\$ 0.00*
2013/14	\$ 9,950	\$ 4,500	\$ 5,450	\$ 0.00*
2014/15	\$ 9,950	\$ 4,500	\$ 5,450	\$ 0.00*
			<b>Total:</b>	<u>\$ 0.00*</u>

\*exempt from City taxes

**Wyassup-Laurel Glen Corp.  
175 Main Street  
SBL: 125.75-2-14**

<u>Tax Year</u>	<u>Current Assessment</u>	<u>Proposed New Assessment</u>	<u>New Assessment Reduction</u>	<u>Proposed Amount of City Tax to be Refunded</u>
2011/12	\$ 255,000	\$ 200,000	\$ 55,000	\$ 9,686.05
2012/13	\$ 255,000	\$ 205,000	\$ 50,000	\$ 9,223.50
2013/14	\$ 255,000	\$ 205,000	\$ 50,000	\$ 9,587.00
2014/15	\$ 255,000	\$ 193,000	\$ 62,000	\$ 12,160.68
			<b>Total:</b>	<u>\$ 40,657.23</u>

**Puckhinkonnuck Corp.**  
**190 East Post Road**  
**SBL: 125.76-5-15**

<u>Tax Year</u>	<u>Current Assessment</u>	<u>Proposed New Assessment</u>	<u>New Assessment Reduction</u>	<u>Proposed Amount of City Tax to be Refunded</u>
2011/12	\$ 70,000	\$ 60,000	\$ 10,000	\$ 1,761.10
2012/13	\$ 70,000	\$ 66,000	\$ 4,000	\$ 737.88
2013/14	\$ 70,000	\$ 60,000	\$ 10,000	\$ 1,917.40
2014/15	\$ 70,000	\$ 57,500	\$ 12,500	\$ 2,451.75
			<b>Total:</b>	<b><u>\$ 6,868.13</u></b>

**J & S Auto Service, Inc.**  
**430 Mamaroneck Avenue**  
**SBL: 130.36-7-3**

<u>Tax Year</u>	<u>Current Assessment</u>	<u>Proposed New Assessment</u>	<u>New Assessment Reduction</u>	<u>Proposed Amount of City Tax to be Refunded</u>
2010/11	\$ 42,500	\$ 28,530	\$ 13,970	\$ 2,344.45
2011/12	\$ 42,500	\$ 31,320	\$ 11,180	\$ 1,968.91
2012/13	\$ 42,500	\$ 33,300	\$ 9,200	\$ 1,697.12
2013/14	\$ 42,500	\$ 33,930	\$ 8,570	\$ 1,643.21
2014/15	\$ 42,500	\$ 33,100	\$ 9,400	\$ 1,843.72
			<b>Total:</b>	<b><u>\$ 9,497.41</u></b>

**White Plains Center for Nursing  
220 West Post Road  
SBL: 130.50-1-1**

<u>Tax Year</u>	<u>Current Assessment</u>	<u>Proposed New Assessment</u>	<u>New Assessment Reduction</u>	<u>Proposed Amount of City Tax to be Refunded</u>
2011/12	\$ 363,300	\$ 215,000	\$ 148,300	\$ 26,117.11
			<b>Total:</b>	<b><u>\$26,117.11</u></b>

WHEREAS, the county and sewer taxes and the school taxes should be payable by the county and school separately if collected and if the settlement is approved by the Supreme Court.

NOW, THEREFORE, the Common Council of The City of White Plains hereby ordains and enacts as follows:

Section 1. The settlement of the aforesaid proceedings in the manner set forth above be and the same hereby is approved.

§2. The Commissioner of Finance, under the direction of the Corporation Counsel, be and is hereby authorized and directed to pay the amount of the refunds stated above, without interest to the petitioners or persons paying such tax or other levy in the manner provided by Section 726 of the Real Property Tax Law. All payments for current year taxes shall be payable from budget code A021- 01110 and all payments for prior year's taxes shall be payable from budget code A021 - 4.201. Payment of the refunds authorized herein with respect to any one of the aforementioned properties is subject to the payment of any outstanding taxes due on that property, including any interest or penalties due thereon, or the Commissioner of Finance may apply such amount of the refunds authorized with respect to any one of the aforementioned

properties to satisfy any outstanding taxes due on that property, including any interest or penalties due thereon.

§3. The Mayor is hereby further authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

§4. This ordinance shall take effect immediately.



**DEPARTMENT OF LAW**

**MUNICIPAL BUILDING • 255 MAIN STREET • WHITE PLAINS, NEW YORK 10601**

(914) 422-1241 • FAX (914) 422-1231

**JOHN G. CALLAHAN**  
Corporation Counsel

**CAROL L. VAN SCOYOC**  
Chief Deputy Corporation Counsel

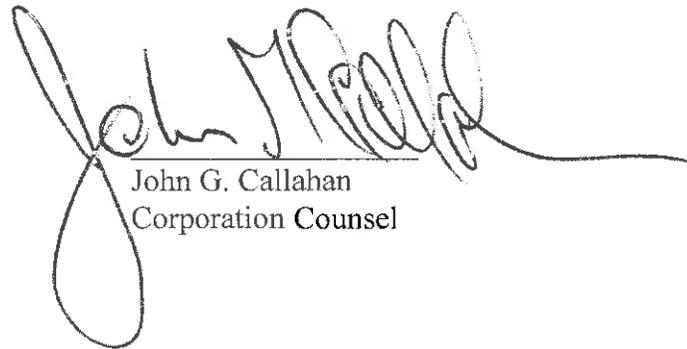
**DANIEL K. SPENCER**  
Deputy Corporation Counsel

To the Honorable Mayor and Members of the Common Council of the City of White Plains

On April 6, 1992, the Common Council approved a resolution authorizing the Mayor to enter into a voluntary tax agreement with the Power Authority of the State of New York ("PASNY") with respect to 123 Main Street, which PASNY had acquired on July 10, 1991. The purpose of the agreement was to provide a formula under which PASNY would make payments-in-lieu of taxes to the City which had been deriving tax revenues from the previously privately owned taxable building.

With the passage of time, various factors assumed in the original tax agreement have changed and PASNY had requested that the City review the agreement. After consulting with the Assessor, an amended agreement was negotiated that provides equitable compensation to the City considering the changed circumstances since 1992. The agreement will provide that PASNY will make payments-in-lieu of taxes to the City based upon 1) the City tax rate applicable to said tax year upon 100% of the land value of 123 Main Street which will be set at \$300,000; plus 2) the City tax rate applicable to said tax year upon the portion of the building that PASNY has rented to other tenants based upon the portion of the overall assessment \$3,800,000 that is attributable to improvements (or \$3,500,000) less 3) any sums paid to the City as state aid based upon a transition assessment. This formula would take effect for the 2015/16 tax year.

The accompanying ordinance authorizes the Mayor to sign an amendment to the original tax agreement providing for the aforementioned voluntary tax payments to be accepted by the City from PASNY.



John G. Callahan  
Corporation Counsel

Dated: December 29, 2014  
(for the Common Council meeting  
of January 5, 2015)

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE TAX AGREEMENT BETWEEN THE CITY OF WHITE PLAINS AND THE POWER AUTHORITY OF THE STATE OF NEW YORK.

WHEREAS, the Common Council of the City of White Plains adopted a resolution on April 6, 1992 authorizing the Mayor to enter into an agreement between the City of White Plains ("the City") and the Power Authority of the State of New York ("PASNY") entered into a voluntary tax agreement regarding 123 Main Street which had been acquired by PASNY, largely for its use, the previous year; and

WHEREAS, said agreement was entered into on April 26, 1992; and

WHEREAS, over time various factors considered in developing said tax agreement have changed; and

WHEREAS, the City and PASNY have agreed to revise formula by which PASNY makes payments-in-lieu of taxes to the City for 123 Main Street which is used largely by PASNY and partly rented to other tenants; and

WHEREAS, after consulting with the Assessor, it is proposed that PASNY will make payments-in-lieu of taxes to the City based upon 1) the City tax rate applicable to said tax year upon 100% of the land value of 123 Main Street which will be set at

\$300,000; plus 2) the City tax rate applicable to said tax year upon the portion of the building that PASNY has rented to other tenants based upon the portion of the overall assessment \$3,800,000 that is attributable to improvements (or \$3,500,000) less 3) any sums paid to the City as state aid based upon a transition assessment effective for the 2015/16 City tax year; and

WHEREAS, amending the voluntary tax agreement would appear to be in the best interests of the City.

NOW, THEREFORE, the Common Council of The City of White Plains hereby ordains and enacts as follows:

Section 1. The Mayor is hereby authorized to execute an amendment to the voluntary tax agreement dated April 26, 1992 between the City of White Plains and the Power Authority of the State of New York by which PASNY will make payments-in-lieu of taxes to the City based upon 1) the City tax rate applicable to said tax year upon 100% of the land value of 123 Main Street which will be set at \$300,000; plus 2) the City tax rate applicable to said tax year upon the portion of the building that PASNY has rented to other based upon the portion of the overall assessment \$3,800,000 that is attributable to improvements (or \$3,500,000) less 3) any sums paid to the City as state aid based upon a transition assessment effective for the 2015/16 City tax year.

§2. The amendment to said tax agreement shall be in a form to be approved by the Corporation Counsel.

§3. This ordinance shall take effect immediately.



**CAPITAL PROJECTS BOARD  
MUNICIPAL BUILDING  
255 MAIN STREET, WHITE PLAINS, NY 10601  
Ph. (914) 422-1206 Fax: (914) 422-1269**

**TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:**

The Capital Projects Board has recommended a capital project for Renovations to the Orchard Street Pump Station to correct structural problems as part of the FY 2014-2015 Capital Improvement Program at an estimated cost of \$250,000.

Submitted herewith is legislation which would authorize the Mayor to direct the Commissioner of Public Works to enter into various contracts to undertake the renovations of the Orchard Street Pump Station. The attached legislation authorizes the Mayor to direct the Budget Director to amend the Capital Projects Fund by establishing Capital Project No. **W5442** entitled **"Orchard Street Pump Station Renovations FY 2014-2015"** as follows:

**REVENUES**

W5442-08810	Serial Bonds	<u>\$252,500</u>
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**EXPENDITURES**

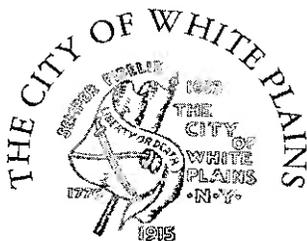
W5442-4.005	Finance and Auditing	\$ 2,500
W5442-8.106	Major Additions-Improvements	<u>250,000</u>
		<u>\$252,500</u>

It is further requested that issuance of \$252,500 in serial bonds be authorized and that the Mayor be authorized to direct the Commissioner of Finance to advance funds to this project pending the receipt of the bond proceeds. Finally, it is requested that the Mayor be authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

Respectfully submitted,

Thomas M. Roach, Mayor  
Chairman, Capital Projects Board

December 26, 2014



**ENVIRONMENTAL OFFICER**

70 Church Street, White Plains, New York 10601

(914) 422-1300 Fax: (914) 422-1301

E-Mail: [Planning@whiteplainsny.gov](mailto:Planning@whiteplainsny.gov)

THOMAS M. ROACH  
MAYOR

ROD JOHNSON  
ENVIRONMENTAL OFFICER

December 29, 2014

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: CAPITAL PROJECT NO. W5442  
ORCHARD STREET PUMP STATION UPGRADES

Capital Project No. W5442, Orchard Street Pump Station Renovations FY 2014-2015, has been reviewed for compliance with the New York State Environmental Quality Review (SEQR) regulations. This project is for the purpose of correcting structural problems at the Orchard Street Water Treatment and Filtration Plant.

The Proposed Action represents a Type II Action under SEQR regulations in that it involves the replacement, rehabilitation or standard upgrading of existing municipal facilities which do not represent significant changes to those facilities. Type II actions are determined under SEQR regulations not to have a significant effect on the environment.

It is recommended that the Common Council, (a) designate itself as the Lead Agency for the environmental review of the Proposed Action; and (b) find the Proposed Action to be a Type II Action under SEQR regulations, requiring no additional SEQR review or findings.

Respectfully submitted,

---

Rod Johnson  
Environmental Officer

ENVIRONMENTAL FINDINGS RESOLUTION  
REGARDING CAPITAL PROJECT NO. W5442, ORCHARD STREET PUMP STATION  
REVOVATIONS FY 2014-2015

WHEREAS, the Common Council is considering Capital Project No. W5442, Orchard Street Pump Station Renovations FY 2014-2015, (hereinafter referred to as the Proposed Action); and

WHEREAS, the Proposed Action involves renovations to correct structural problems at the Orchard Street Water Treatment and Filtration Plant; and

WHEREAS, the Environmental Officer has recommended that the Common Council, as approving agency of municipal contracts, declare itself to be the Lead Agency for the environmental review of the Proposed Action; and

WHEREAS, the Environmental Officer has further recommended that the Common Council find that the Proposed Action represents a Type II Action under SEQR regulations at 6 NYCRR §617 in that it involves the replacement, rehabilitation or standard upgrading of existing municipal facilities which do not represent significant changes to those facilities; now, therefore, be it

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

RESOLVED, that the Common Council hereby determines that the Proposed Action is Type II Action and that no additional SEQR review or finding is necessary.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS ESTABLISHING CAPITAL PROJECT NO. C5442 ENTITLED, "ORCHARD STREET PUMP STATION RENOVATIONS FY 2014-15."**

The Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. The Capital Projects Board has recommended a capital project for renovations to the Orchard Street Pump Station to correct structural problems as part of the FY 2014-2015 Capital Improvement program at an estimated cost of \$250,000.

Section 2. The Mayor is hereby authorized to direct the Commissioner of Public Works to enter into various contracts, as necessary, to undertake the renovations of the Orchard Street Pump Station. Said contracts shall be in a form approved by the Corporation Counsel.

Section 3. In order to provide the necessary funding for the Commissioner of Public Works to effectuate the project, the Mayor is hereby authorized to direct the Budget Director to amend the Capital Projects Fund by establishing Capital Project No. C5442, entitled, "**Orchard Street Pump Station Renovations FY 2014-15,**" as follows:

**REVENUES:**

C54442-08810	Serial Bonds	<u>\$252,000</u>
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**EXPENDITURES:**

C5442-4.005	Finance and Auditing	\$ 2,500
C5442-8.106	Major Additions-Improvements	<u>250,000</u>
		<u>\$ 252,500</u>

Section 4. The Mayor is hereby further authorized to direct the Commissioner of Finance to authorize the sale of serial bonds totaling \$252,500, and to advance funds for this project from the General Fund, as necessary, pending receipt of the bond proceeds, and to receive and disburse funds accordingly.

Section 5. This ordinance shall take effect immediately.

**BOND ORDINANCE, DATED JANUARY 5, 2015, AUTHORIZING THE ISSUANCE OF \$252,500 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER, STATE OF NEW YORK, TO FINANCE THE COSTS OF THE ACQUISITION AND INSTALLATION OF WATER SYSTEM IMPROVEMENTS.**

**WHEREAS**, the Common Council of the City of White Plains (the "City"), a municipal corporation of the State of New York, located in the County of Westchester, determined that it is in the public interest of the City to authorize the financing of the costs of the acquisition and installation of water system improvements, including the acquisition of any applicable equipment, machinery, apparatus, land and rights-in-land necessary therefor and any preliminary and incidental costs related thereto, at a total estimated cost not to exceed \$252,500, for which no funds have heretofore been appropriated or borrowed, all in accordance with the Local Finance Law (the "Project");

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of White Plains, in the County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$252,500, pursuant to the Local Finance Law, in order to finance the costs of the acquisition and installation of water system improvements (the "Project").

Section 2. The Common Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project is not to exceed \$252,500, (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project, (c) the Common Council of the City plans to finance such costs of the Project from the proceeds of serial bonds authorized herein or bond anticipation notes issued in anticipation of the issuance of such serial bonds, (d) the maturity

of the obligations authorized herein will be in excess of five (5) years, and (e) on or before the expenditure of moneys to pay any costs for the Project, for which proceeds of any obligations authorized herein are to be applied to reimburse the City, the Common Council of the City took "official action" for federal income tax purposes to authorize capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose, or of a class of object or purpose, described in subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is forty (40) years. The serial bonds authorized herein shall have a maximum maturity of forty (40) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize the issuance of the serial bonds authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, including whether to issue such serial bonds having substantially level or declining annual debt service, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Commissioner of Finance, as the chief fiscal officer of the City. The Commissioner of Finance is hereby authorized to execute by manual or facsimile signature on behalf of the City, all serial bonds authorized herein and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial

bonds shall be authenticated by the manual or facsimile signature of the Commissioner of Finance. In the absence of the Commissioner of Finance, the Deputy Commissioner of Finance is hereby authorized to exercise the powers delegated to the Commissioner of Finance by this bond ordinance.

Section 5. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published, together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law, in The Journal News, a newspaper having a general circulation in the City and, as a result thereafter, the validity of such serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or a class of object or purpose, for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of the publication of this bond ordinance, or such summary thereof, are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 6. The faith and credit of the City are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized herein as the same shall become due.

Section 7. The City hereby declares its intention to issue serial bonds as authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations, or any

other funds of the City, and will not make any use of the Project which would cause the interest on such obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed on corporations by Section 55 of the Code), or subject the City to any penalties under Section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by Section 55 of the Code), or subject the City to any penalties under Section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of the serial bonds authorized herein or any other provisions hereof until the date which is sixty (60) days after the final maturity date of such serial bonds or an earlier prior redemption date thereof. The proceeds of the serial bonds authorized herein, and any bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be applied to reimburse expenditures or commitments made with regard to the Project on or after a date which is not more than sixty (60) days prior to the adoption date of this bond ordinance by the City. The City may expend general funds or other available moneys for the Project which shall be reimbursed from the proceeds of such obligations.

Section 8. Prior to the issuance of the serial bonds authorized herein, or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the Common Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance

proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the Common Council of the City covenants that it will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Common Council of the City that the Project will not have a significant impact or effect on the environment.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to the obligations under, Rule 15c2-12 promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934 (the “Rule”), to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City’s continuing disclosure agreement for that purpose, and thereby implement that agreement, including provisions for enforcement, amendment and termination, the Commissioner of Finance is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by the Rule (the “Commitment”), to be placed on file with the City Clerk and which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the Commissioner of Finance on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City’s continuing disclosure

agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs, the City would be required to incur to perform thereunder. The Commissioner of Finance is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Commissioner of Finance shall consult with, as appropriate, its Corporation Counsel and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by its Corporation Counsel or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance shall take effect immediately upon its due adoption by the Common Council of the City.



**DEPARTMENT OF PUBLIC WORKS**

MUNICIPAL BUILDING • 255 MAIN STREET • WHITE PLAINS, NEW YORK 10601  
(914) 422-1206 • FAX: (914) 422-1469

**THOMAS M. ROACH**  
MAYOR

**JOSEPH J. NICOLETTI, Jr., P.E.**  
COMMISSIONER / CITY ENGINEER

**RICHARD G. HOPE**  
1<sup>ST</sup> DEPUTY COMMISSIONER

**BRIAN M. MURPHY**  
2<sup>ND</sup> DEPUTY COMMISSIONER

**TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL**

Pursuant to Section 3 of the City's General Fund FY 2104-2015 budget ordinance, authorization is requested to transfer funds from the Reserve for Financing to overtime and benefit lines in the Bureau of Engineering in Public Works. Engineering staff have been working on numerous new capital projects and assignments, evaluating projects such as the French American School and assisting in the preparation of various contracts. At this time, a significant portion of our funding for Engineering overtime is expended. Accordingly, it is requested that the Mayor be authorized to direct the Budget Director to transfer \$78,655 from the **General Fund, FY 2014-2015, Reserve for Financing**, as follows:

**TRANSFER FROM**

A002-9.990	Reserve for Financing	\$ <u>78,655</u>
------------	-----------------------	------------------

**TRANSFER TO**

F027-1.201	CSEA Overtime	\$ 60,000
F027-2.001	Social Security	4,590
F027-2.020	MTA Payroll Tax	205
F027-2.101	NYS Pension	<u>13,860</u>
		\$ <u>78,655</u>

It is also requested that the Commissioner of Finance be authorized to receive and direct funds as noted.

Respectfully submitted,

Joseph J. Nicoletti, Jr., P.E.  
Commissioner of Public Works /  
City Engineer

Dated: January 5, 2015

AN ORDINANCE AUTHORIZING THE TRANSFER OF FUNDS AND AMENDMENTS IN THE 2014-2015 GENERAL FUND TO REFLECT ADDITIONAL ENGINEERING OVERTIME COSTS DUE TO NEW CAPITAL PROJECTS AND ASSIGNMENTS, EVALUATING PROJECTS, AND PREPARATION OF CONTRACTS.

The Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. In order to reflect an increase in expenditures for increases in engineering overtime costs due to new capital projects and assignments, evaluating projects, and preparation of contracts not included in the Fiscal Year 2014-2015 budget, a transfer from Reserve for Financing is required.

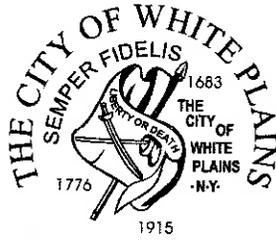
Section 2. The Mayor is hereby authorized to direct the Budget Director to process the following budget transfer in the Fiscal Year 2014-2015 General Fund budget:

<u>TRANSFER FROM:</u>		
A002-9.990	Reserve for Financing	<u>\$78,655</u>
<u>TRANSFER TO:</u>		
F027-1.201	CSEA Overtime	\$60,000
F027-2.001	Social Security	4,590
F027-2.020	MTA Payroll Tax	205
F027-2.101	NYS Pension	<u>13,860</u>
		<u>\$78,655</u>

Section 3. The Commissioner of Finance is hereby authorized to receive and direct funds accordingly.

Section 4. This ordinance shall take effect immediately.





DEPARTMENT OF PUBLIC SAFETY  
77 SOUTH LEXINGTON AVENUE • WHITE PLAINS, NEW YORK 10601  
(914) 422-6400 • FAX: (914) 422-6373

THOMAS M. ROACH  
Mayor  
422-1200

JAMES M. BRADLEY  
Chief of Police  
422-6230

DAVID E. CHONG  
Commissioner  
422-6350

RICHARD L. LYMAN  
Fire Chief  
422-6360

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS

Dear Mayor and Members of the Common Council:

The Department of Public Safety has received a donation of \$5,100 from the Fenway Charitable Foundation. These funds will be used to purchase tablets and smoke detectors for the Fire Department, as well as vehicle equipment for the Police Department, and incidentals for the Citizen's Public Safety Academy.

Submitted for your approval is an ordinance authorizing the Mayor to accept this donation on behalf of the City of White Plains. It is also requested that the Mayor be authorized to direct the Budget Director to amend the 2014/15 General Fund budget as follows:

Increase Revenues:

BA30 – 06275	Donations	\$3,600.00
BO21 – 06275	Donations	\$1,500.00

Increase Expenditures:

BA30 – 3.011	Program Supplies	\$3,600.00
BO21 – 3.011	Program Supplies	\$1,500.00

The Commissioner of Finance is hereby authorized to receive and disburse these funds accordingly.

Sincerely,

David E. Chong  
Commissioner of Public Safety

Dated: December 1, 2014

(For the 1/5/15 Common Council Meeting)

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT, ON BEHALF OF THE CITY OF WHITE PLAINS, DONATIONS IN THE AMOUNT OF \$5,100.00 FROM THE FENWAY CHARITABLE FOUNDATION TO BE USED TO PURCHASE TABLETS AND SMOKE DETECTORS FOR THE FIRE DEPARTMENT, VEHICLE EQUIPMENT FOR THE POLICE DEPARTMENT AND INCIDENTALS FOR THE CITIZEN'S PUBLIC SAFETY ACADEMY.**

The Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. The Mayor or his designee is hereby authorized to accept, on behalf of the City of White Plains (through the Department of Public Safety), donations in the amount of \$5,100.00 from the Fenway Charitable Foundation to be used to purchase tablets and smoke detectors for the Fire Department, vehicle equipment for the Police Department, and incidentals for the Citizen's Public Safety Academy.

Section 2. Upon the acceptance of this donation, the Mayor is authorized to direct the Budget Director to amend the 2014-2015 General Fund budget as follows:

**INCREASE REVENUES:**

BA30-06275	Donations	\$3,600.00
B021-06275	Donations	<u>\$1,500.00</u>
		<u>\$5,100.00</u>

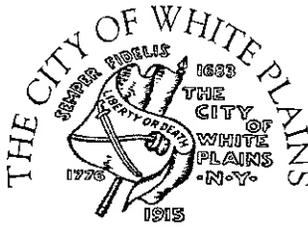
**INCREASE EXPENDITURES:**

BA30-3.011	Program Supplies	\$3,600.00
BA30-3.011	Program Supplies	<u>\$1,500.00</u>
		<u>\$5,100.00</u>

Section 3. The Commissioner of Finance is hereby authorized to receive and distribute the funds accordingly.

Section 4. This ordinance shall take effect immediately.

**THOMAS M. ROACH**  
MAYOR



**WAYNE D. BASS**  
COMMISSIONER

**FRAN CROUGHAN**  
DEPUTY COMMISSIONER

**DEPARTMENT OF RECREATION AND PARKS**  
85 GEDNEY WAY  
WHITE PLAINS, NEW YORK 10605

(914) 422-1336 Phone  
(914) 422-1250 Fax

**To the Honorable Mayor and Members of the Common Council of the City of White Plains**

**Dear Mayor and Council Members;**

Submitted herewith for your consideration is a request for the Mayor or his designee to enter into a license agreement with MVP Basketball Camp, Inc. for the use of the Ebersole Ice Rink and Delfino Park for a summer basketball day camp for 144 campers (boys and/or girls, ages 9-16), between July 13, 2015 to August 7, 2015. The camp will provide 10 portable baskets within the rink, using the rink as indoor courts. The camp will have access to the rink area, warming room, bathrooms and hallways. In addition, the camp will have use of the two outdoor basketball courts for which they will provide 4 portable baskets. MVP Basketball Camp, Inc. will pay the city a total of \$21,000 for the use of the facility.

Wayne D. Bass, Commissioner

Department of Recreation and Parks

Date: December 18, 2014

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AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A LICENSE AGREEMENT WITH MVP BASKETBALL CAMP, INC. ("MVP"), TO PERMIT MVP TO USE THE EBERSOLE ICE RINK AND DELFINO PARK FOR A SUMMER BASKETBALL DAY CAMP FOR 144 CAMPERS BETWEEN JULY 13, 2015 AND AUGUST 7, 2015.

The Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. The Common Council of the City of White Plains hereby authorizes the Mayor or his designee to execute a license agreement with MVP Basketball Camp, Inc. ("MVP"), to permit MVP to use the Ebersole Ice Rink and Delfino Park for a summer basketball camp for 144 campers (boys and/or girls, ages 9-16) between July 13, 2015 and August 7, 2015. MVP shall provide ten (10) portable baskets within the rink, using the rink as indoor courts. MVP will have access to the rink area, warming room, bathrooms and hallways. In addition, MVP will have the use of the two (2) outdoor basketball courts for which MVP will provide four (4) portable baskets. MVP shall compensate the City of White Plains in the amount of \$21,000 for the use of the facility.

Section 2. The aforementioned agreement shall be in a form acceptable to the Corporation Counsel.

Section 3. This ordinance shall take effect immediately.

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## COMMUNITY DEVELOPMENT PROGRAM

70 Church Street, White Plains, New York 10601  
(914) 422-1300 Fax: (914) 422-1301  
E-Mail: Planning@whiteplainsny.gov

THOMAS M. ROACH  
MAYOR

ELIZABETH A. CHETENY, AICP  
COMMISSIONER

LINDA K. PUOPLO, LMSW  
DEPUTY COMMISSIONER

December 18, 2014

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: ADOPTION OF THE PROPOSED SUBSTANTIAL AMENDMENT TO THE CITY OF WHITE PLAINS CONSOLIDATED PLAN 2014-15 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT

The City of White Plains currently receives Community Development Block Grant (CDBG) funding as an entitlement community from the U.S. Department of Housing and Urban Development (HUD). The 2014-2015 Annual Action Plan (Program Year 5) Plan was approved by the City of White Plains Common Council on July 7, 2014, and subsequently submitted to HUD on July 15, 2014 and approved by HUD on August 21, 2014.

### **Substantial Amendment Summary, Definitions and Procedures**

The U.S. Department of Housing and Urban Development requires jurisdictions to define what constitutes a substantial amendment. When a substantial amendment is proposed, HUD further requires that certain procedures be followed, including mandatory comment periods and public hearings. The City defines a substantial amendment to the Consolidated Plan or annual Action Plan as a change in the use of funds from one eligible activity to another that is greater than 20% of the CDBG program funds.

Substantial amendments to the Plan must be authorized by the Common Council and submitted to HUD by the Mayor. The public must also be notified by publishing the amendment in the local newspaper fourteen days prior to the start of a 30-day citizen review and comment period. The City will consider any comments or views of citizens received in writing or orally during the comment period. HUD further requires the City to prepare a summary of these comments or views, including the identification of any comments or views not accepted and the reasons therefore. This summary must then be attached to the substantial amendment of the Consolidated Plan. The amendment will then be submitted to

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HUD and paper copies will be made available at the City of White Plains Planning Department, White Plains Public Library, Thomas H. Slater Center, Inc., and El Centro Hispano, Inc. It will also be available electronically on the City's website. The Mayor, as the Certifying Official, will submit a letter to HUD authorizing the amendment after the 30-day comment period and will implement the amendment at that time.

**Proposed Substantial Amendment**

It is recommended that the 2013-14 and the 2014-2015 Annual Action Plans be amended to reallocate/re-program funds from various projects/programs included in those Plans into different projects/program included in the 2014-2015 Annual Action Plan.

<b>2013-14 and 2014-15 Available Funds</b>				
<b>Annual Action Plan and Goal</b>	<b>Recipient</b>	<b>Original Funded Amount (\$)</b>	<b>Re-Programmed Amount (\$)</b>	<b>Reasons for Fund Availability</b>
2014-15 Consolidated Plan Objective 3-A Strategy 1	Grace Church Community Center Open Arms Shelter	\$139,000 (combined annual grant award plus revolving fund resource)	0	Funds declined by the recipient due to inability to utilize funds based on current funding structure for the rehabilitation of the Open Arms Shelter.
2013-14 Consolidated Plan Objective 4-A Strategy 1	YMCA	\$70,000 (revolving fund resource)	0	Funds declined by the recipient due to postponement of major capital work until a comprehensive capital improvement plan is developed by the YMCA
Total Available Amount		\$209,000		

**2014-15 Annual Action Plan with Substantial Amendment**

<b>Goal</b>	<b>Project Description</b>	<b>Original Funded Amount (\$)</b>	<b>Re-Programmed Amount (\$)</b>	<b>Substantial Amendment</b>
Consolidated Plan Objective 5-F Strategy 1 Revised Narrative: Eligible facilities and improvements include neighborhood facilities  Consolidated Plan Objective 3-A Strategy 1 Maintain existing facilities serving the homeless	City of White Plains Community Education Facility	0	\$100,000	For the completion of this new community facility that will provide adult and youth education and training
	Added to existing resources for Special Rehabilitation Projects in FY 2014	0	\$109,000	A total of approximately \$150,000 will be distributed as loans through an open and competitive public process to fund Special Rehabilitation Projects in FY 2014
Total Available Amount			\$209,000	

In total, it is recommended that the Common Council approve the reallocation of \$209,000 from program year 2014-15 from various projects and programs (described above) to the City of White Plains Community Education Facility and Special Rehabilitation projects as part of the 2014-15 Annual Action Plan.

The City of White Plains 2014-15 Annual Action Plan has existing resources and planned activities for Special Rehabilitation projects in 2014-15 that will be allocated as follows:

- In addition to the \$100,000 reprogrammed funds that will be used for the City of White Plains Community Education Facility, an additional \$38,675 of CDBG funds will be available for a total funding award of \$138,675 for the City of White Plains Community Education Facility.
- In addition to the \$109,000 reprogrammed funds that will be used for the Special Rehabilitation projects, an additional \$41,000 of CDBG funds will be available to create a total amount of \$150,000 that will be awarded as zero interest loans through an open and competitive public application process to White Plains providers that meet the eligibility criteria for such funding.

## **Stakeholder Consultation and Citizen Participation**

The reallocation and reprogramming recommendations included within the Substantial Amendment were available for public review and comment from November 10 – December 10, 2014. A duly noticed public hearing was held by the Community Development Citizens Advisory Committee (CDCAC) on December 3, 2014, at 7 pm, in the City of White Plains Department of Planning, 70 Church Street, White Plains, NY. No public comments were received on the proposed substantial amendment.

Submitted herewith for your consideration is a resolution to adopt the proposed Substantial Amendment to the City of White Plains Consolidated Plan 2014-15 Annual Action Plan for the Community Development Block Grant.

Respectfully submitted,



Elizabeth A. Cheteny  
Planning Commissioner

For the January 2015 Common Council agenda

RESOLUTION ADOPTION OF THE PROPOSED SUBSTANTIAL AMENDMENT TO THE CITY OF WHITE PLAINS CONSOLIDATED PLAN 2014-15 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT

WHEREAS, the City of White Plains (the "City") currently receives Community Development Block Grant (CDBG) funding as an entitlement community from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the 2014-2015 Annual Action Plan (Program Year 5) Plan was approved by the City of White Plains Common Council on a July 7, 2014, and subsequently submitted to HUD on July 15, 2014 and approved by HUD on August 21, 2014; and

WHEREAS, the U.S. Department of Housing and Urban Development requires jurisdictions to define what constitutes a substantial amendment; and

WHEREAS, in a resolution dated July 17, 2013, the City defined a substantial amendment to the Consolidated Plan or annual Action Plan as "a change in the use of funds from one eligible activity to another that is greater than 20% of the CDBG program funds"; and

WHEREAS, substantial amendments to the Plan must be authorized by the Common Council and submitted to HUD by the Mayor; and

WHEREAS, the Mayor, as the Certifying Official, will submit a letter to HUD authorizing the amendment after the 30-day comment period and will implement the amendment at that time; and

WHEREAS, the 2013-14 and the 2014-2015 Annual Action Plans are proposed to be amended to reallocate/re-program funds from various projects/programs included in those Plans into different projects/program included in the 2014-2015 Annual Action Plan as specified in the full narrative of the plan; and

WHEREAS, in total, \$209,000 from program year 2014-15 will be reallocated from various projects/programs (see previous section) into the City of White Plains Community Education Facility and Special Rehabilitation projects as part of the 2014-15 Annual Action Plan; and

WHEREAS, the City of White Plains 2014-15 Annual Action Plan has existing resources and planned activities for Special Rehabilitation projects in 2014-15 that will be allocated as follows:

- In addition to the \$100,000 reprogrammed funds that will be used for the City of White Plains Community Education Facility, an additional \$38,675 of CDBG funds will be available for a total funding award of \$138,675 for the City of White Plains Community Education Facility.
- In addition to the \$109,000 reprogrammed funds that will be used for the Special Rehabilitation projects, an additional \$41,000 of CDBG funds will be available to create a total amount of \$150,000 that will be distributed as loans through an open and competitive public process to White Plains providers that meet the eligibility criteria for such funding; and

WHEREAS, the reallocation and reprogramming recommendations included within the Substantial Amendment were available for public review and comment from November 10 – December 10, 2014. A public

hearing was held on December 3, 2014, at 7 pm, in the City of White Plains Department of Planning, 70 Church Street, White Plains, NY. No comments were received; now therefore be it

RESOLVED, that the proposed Substantial Amendment to the City of White Plains Consolidated Plan 2014-15 Annual Action Plan for the Community Development Block Grant be adopted by the Common Council of the City of White Plains.



**DEPARTMENT OF PLANNING  
COMMUNITY DEVELOPMENT PROGRAM**

70 Church Street, White Plains, New York 10601  
(914) 422-1300 FAX: (914) 422-1301  
E-Mail: [Planning@whiteplainsny.gov](mailto:Planning@whiteplainsny.gov)

THOMAS M. ROACH  
MAYOR

ELIZABETH A. CHETENY, AICP  
COMMISSIONER

LINDA K. PUOPLO, LMSW  
DEPUTY COMMISSIONER

TO: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: AUTHORIZATION FOR A COMMUNITY DEVELOPMENT SPECIAL REHABILITATION LOAN OF UP TO \$80,000 FOR SHELTERING THE HOMELESS IS OUR RESPONSIBILITY, INC (SHORE).

## INTRODUCTION

This communication provides the considerations and recommendations of the Special Rehabilitation Loan Committee and the Planning Department regarding an application by Sheltering the Homeless is Our Responsibility, Inc. (SHORE) for no-interest financing from the City of White Plains Community Development Special Rehabilitation Program to fund rehabilitation for two homes located in White Plains.

## SPECIAL REHABILITATION PROGRAM

The City's Special Rehabilitation Program is made possible by federal Community Development Block Grant (CDBG) funds provided by the U.S. Housing and Urban Development Department and disbursed by the City of White Plains. The CDBG program promotes viable communities for persons of low- and moderate-income through the provision of quality affordable housing, suitable living environments, and opportunities for economic expansion.

The City's Special Rehabilitation Program provides financial assistance to owners of special housing resources and charitable or not-for-profit organizations with insufficient financial resources to make necessary repairs to their properties. Specifically, the City's Community Development Rehabilitation Program Guidelines ("CD Rehabilitation Guidelines") state that loans can be provided to support rehabilitation of properties owned and/or operated by such organizations. Loans may be made to not-for-profit organizations that provide any of the following:

- Open market housing for low and moderate income families or individuals

- Open market special housing resource for low and moderate income families or individuals
- Unique educational, social, and/or recreational service programs for low and moderate income City residents
- Other housing resources

## APPLICATION PROCESS

As required by Community Development Rehabilitation Program Guidelines, all requests for financing from the Community Development Special Rehabilitation Loan Program were reviewed by the Special Rehabilitation Loan Committee, consisting of the Commissioners of Planning, Building, Finance, and Law, and two representatives from the Community Development Citizens Advisory Committee (CDCAC).

The Committee met on December 10, 2014 to discuss the proposals. Present at the Special Rehabilitation Loan Committee meeting were a quorum of the members, including:

- Elizabeth Cheteny, Chair of the Special Rehabilitation Loan Committee and Commissioner of Planning/Community Development
- Damon Amadio, Commissioner of Building
- Michael Genito, Commissioner of Finance
- Wade Hardy, CDCAC member
- Dennis Power, CDCAC Chair

Also present was the following staff of the City of White Plains Planning Department and Community Development Program:

- Grace Medina, Community Development Assistant
- Edward Nixon, Community Development Rehabilitation Officer
- Jane Prout, Community Development Representative
- Linda Puoplo, Deputy Commissioner of Planning/Community Development

Representatives of each eligible organization that submitted a complete application were also present. Representing SHORE, Inc. at the meeting was Ken Creary, SHORE, Inc. Board President and Rosemarie Noonan, SHORE, Inc. Administrator.

## APPLICATIONS RECEIVED

Three applications from eligible organizations were submitted for Special Rehabilitation loan funding this year. The total amount requested by the three applicants combined was \$355,000, considerably more than the \$150,000 available.

## SELECTION CRITERIA

- The following criteria were considered by the Committee in its review of the funding applications:
- The proposed work must consist of eligible activities as defined by HUD. This includes work needed to bring the subject property up to local codes and standards.
- Project cost estimates for the work requested are reasonably accurate.

- The organization has the administrative capacity to effectively complete the proposed work.
- The project is ready to go.
- If the loan amount does not cover the entire project cost, the organization has the additional resources lined up to fully fund the project.
- The project is appropriate to best meet the needs of the property as confirmed by Community Development staff.
- The track record of the organization.

## PROJECT DESCRIPTION

### ORGANIZATION AND MISSION

SHORE, Inc. is one of three eligible not-for-profit entities that submitted a complete application. The maximum amount of funding available for Special Rehabilitation this year is \$150,000. Applicants are aware that their requests may be funded at an amount less than their request. Each organization is prepared to make its project work with a reduced loan amount. Loans will be offered at zero percent interest to provide the greatest amount of support for these important community agencies in White Plains.

Sheltering the Homeless is Our Responsibility, Inc. (SHORE) began in 1985 as a response to an emergency in central Westchester, with volunteers from local houses of worship uniting to develop (together with Grace Church Community Center) an overnight shelter in White Plains, NY for homeless men during the winter months. This effort produced the full-time, fully staffed Open Arms Shelter in White Plains, which opened in 1990 and continues in service today with management by Grace Church Community Center and support from SHORE. SHORE was determined to be incorporated as a 501(c)3 organization on December 8, 1988.

With its shelter purpose fully implemented, SHORE in 1990 turned its main focus to the needs of homeless families by initiating a Permanent Housing Program, which builds or acquires affordable housing units in small-building properties, rents these to homeless families on a permanent basis, and also offers each household supportive case management services to help them make a successful transition to independence and normal family life at home, at work and at school in their communities. Today, SHORE now owns or manages permanent affordable apartments in several Westchester communities for 23 families, all of them low-income and most of them formerly homeless.

### PROJECT SITE

SHORE, Inc. owns two properties in White Plains. The addresses are not released to maintain the confidentiality of the residents. Each of the homes contains two apartments and in total, eleven people reside in the four units.

### FUNDING REQUEST

SHORE, Inc. has requested financial assistance for a number of critical repairs to both homes including roofing, door framing, insulation, hot water heater, and windows. However, upon assessment by the Community Development Rehabilitation Officer, additional safety-related and potential building code violation items were identified including electrical and repair to an external entry stairway. SHORE, Inc. has expressed its desire to work with the Community Development Program to undertake the rehabilitation work with a Special

Rehabilitation Loan. The loan assistance request on the application received from SHORE, Inc. is \$55,000; however, based on the assessment of the Community Development Rehabilitation Officer and the members of the Special Rehabilitation Loan Committee, the expanded work plan is estimated up to \$80,000. SHORE, Inc. has agreed to the increase loan amount that may be necessary to complete the scope of work.

## FUNDING CONSIDERATIONS

The following considerations support a recommendation by the Special Rehabilitation Loan Committee to fund the request at the level described below:

1. All work proposed consists of eligible activities.
2. The excellent track record of SHORE, Inc. in providing affordable housing in the White Plains community, particularly housing for formerly homeless people with low and moderate incomes.
3. The site visit and documentation of the eligibility and necessity of the work by Community Development program staff.
4. The project reflects the needs of the property.
5. The project is ready to go.

## FUNDING RECOMMENDATION

Based on the considerations and funding limitations described above, the Special Rehabilitation Loan Committee voted unanimously to recommend to the Common Council the approval of a loan to undertake the work requested for the total amount not to exceed \$80,000 in Community Development Rehabilitation funds at zero (0) percent interest and with a repayment period of 10 years. The loan is subject to SHORE, Inc. entering into a Special Rehabilitation Loan Agreement setting the terms and conditions of the loan as specified in the CD Rehabilitation Guidelines and Code of Federal Regulations for the Community Development Program.

The President and Administrator of SHORE, Inc., have agreed to the terms recommended by the staff and are prepared to proceed with the application under the terms required.

Pursuant to the above, a rehabilitation plan will be prepared cooperatively by Community Development Rehabilitation Program staff, SHORE, Inc., and the Building Department to ensure all code requirements.

Based on the foregoing, the Special Rehabilitation Loan Committee and the Planning Department recommend that the Common Council vote to approve an interest-free loan up to the amount of \$80,000, for SHORE, Inc., based on the final costs of the project, utilizing Community Development Rehabilitation funds, committed to the project.

Submitted herewith for your consideration is an Ordinance authorizing a Community Development Special Rehabilitation Loan to SHORE, Inc. in an amount not to exceed \$80,000 in Community Development Rehabilitation funds for the above referenced work.

Respectfully submitted,

A handwritten signature in blue ink that reads "Elizabeth Cheteney". The signature is written in a cursive style with a horizontal line striking through the middle of the name.

Elizabeth Cheteney, AICP  
Chair, Special Rehabilitation Committee  
Commissioner of Planning

FOR THE JANUARY 5, 2015 COMMON COUNCIL MEETING

ORDINANCE AUTHORIZING A COMMUNITY DEVELOPMENT SPECIAL REHABILITATION LOAN NOT TO EXCEED \$80,000 TO SHORE, INC., FOR HOME REPAIRS TO TWO PROPERTIES IN WHITE PLAINS OWNED AND OPERATED BY SHORE, INC.

WHEREAS, SHORE, Inc., is a not-for-profit organization eligible for Community Development funding; and

WHEREAS, SHORE, Inc. provides an important housing resource for formerly homeless, low and moderate income families in the community; and

WHEREAS, SHORE, Inc. has applied to the City of White Plains Community Development Rehabilitation Program for a Special Rehabilitation Loan in the amount of \$55,000 from the Community Development Rehabilitation Program Fund; however, based on the assessment of the Community Development Rehabilitation Officer and the members of the Special Rehabilitation Loan Committee, the expanded work plan is estimated to cost up to \$80,000; and

WHEREAS, the maximum amount of funding available to the City of White Plains for the Community Development Rehabilitation Program Special Rehabilitation Loan funding this year is \$150,000; and

WHEREAS, the purpose of this loan is to provide funding for necessary home repairs at two properties in White Plains that provides housing to four families; and

WHEREAS, the proposed work plan for housing rehabilitation consists of eligible

activities as determined by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the Special Rehabilitation Loan Committee finds that the proposed project meets the selection criteria for such projects.

NOW, THEREFORE,

The Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. The Common Council hereby authorizes a special rehabilitation loan not to exceed \$80,000 from the Community Development Rehabilitation Program Fund to SHORE, Inc., for purposes of financing improvements at two properties that serve as permanent housing for the formerly homeless, owned and operated by SHORE, Inc. in White Plains. In the event that SHORE, Inc. should not expend the \$80,000, the remaining funds shall be available for use by the Family Services of Westchester, Inc., for the purposes of financing improvements to The Lanza Center For All Ages, at 106 North Broadway, not covered by the \$70,000 special rehabilitation loan allocated to the Family Services of Westchester, Inc. by the Common Council in a separate ordinance adopted January 5, 2015. The maximum amount of funding for Community Development Rehabilitation Program Special Rehabilitation Loan shall not exceed \$150,000.

Section 2. The Mayor is hereby authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

Section 3. This ordinance shall take effect immediately.



**DEPARTMENT OF PLANNING  
COMMUNITY DEVELOPMENT PROGRAM**

70 Church Street, White Plains, New York 10601  
(914) 422-1300 FAX: (914) 422-1301  
E-Mail: [Planning@whiteplainsny.gov](mailto:Planning@whiteplainsny.gov)

THOMAS M. ROACH  
MAYOR

ELIZABETH A. CHETENY, AICP  
COMMISSIONER

LINDA K. PUOPLO, LMSW  
DEPUTY COMMISSIONER

TO: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: AUTHORIZATION FOR A COMMUNITY DEVELOPMENT SPECIAL REHABILITATION LOAN OF UP TO \$70,000 FOR FAMILY SERVICES OF WESTCHESTER, CENTER FOR ALL AGES, 106 NORTH BROADWAY.

## INTRODUCTION

This communication provides the considerations and recommendations of the Special Rehabilitation Loan Committee and the Planning Department regarding an application by Family Services of Westchester for no-interest financing from the City of White Plains Special Rehabilitation Program to purchase critical infrastructure needed for its building at 106 North Broadway in White Plains.

## SPECIAL REHABILITATION PROGRAM

The City's Special Rehabilitation Program is made possible by federal Community Development Block Grant (CDBG) funds provided by the U.S. Housing and Urban Development Department and disbursed by the City of White Plains. The CDBG program promotes viable communities for persons of low- and moderate-income through the provision of quality affordable housing, suitable living environments, and opportunities for economic expansion.

The City's Special Rehabilitation Program provides financial assistance to owners of special housing resources and charitable or not-for-profit organizations with insufficient financial resources to make necessary repairs to their properties. Specifically, the City's Community Development Rehabilitation Program Guidelines ("CD Rehabilitation Guidelines") state that loans can be provided to support rehabilitation of properties owned and/or operated by such organizations. Loans may be made to not-for-profit organizations that provide any of the following:

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- Open market housing for low and moderate income families or individuals
- Open market special housing resource for low and moderate income families or individuals
- Unique educational, social, and/or recreational service programs for low and moderate income City residents
- Other housing resources

## APPLICATION PROCESS

As required by Community Development Rehabilitation Program Guidelines, all requests for financing from the Community Development Special Rehabilitation Loan Program were reviewed by the Special Rehabilitation Loan Committee, consisting of the Commissioners of Planning, Building, Finance, and Law, and two representatives from the Community Development Citizens Advisory Committee (CDCAC).

The Committee met on December 10, 2014 to discuss the proposals. Present at the Special Rehabilitation Loan Committee meeting were a quorum of the members, including:

- Elizabeth Cheteny, Chair of the Special Rehabilitation Loan Committee and Commissioner of Planning/Community Development
- Damon Amadio, Commissioner of Building
- Michael Genito, Commissioner of Finance
- Wade Hardy, CDCAC member
- Dennis Power, CDCAC Chair

Also present was the following staff of the City of White Plains Planning Department and Community Development Program:

- Grace Medina, Community Development Assistant
- Edward Nixon, Community Development Rehabilitation Officer
- Jane Prout, Community Development Representative
- Linda Puoplo, Deputy Commissioner of Planning/Community Development

Representatives of each eligible organization that submitted a complete application were also present. Representing Family Services of Westchester at the meeting was Lynn Green, Director of Special Projects and Geoffrey Barsky, CFO.

## APPLICATIONS RECEIVED

Three applications from eligible organizations were submitted for Special Rehabilitation loan funding this year. The total amount requested by the three applicants combined was \$355,000, considerably more than the \$150,000 available.

## SELECTION CRITERIA

- The following criteria were considered by the Committee in its review of the funding applications:
- The proposed work must consist of eligible activities as defined by HUD. This includes work needed to bring the subject property up to local codes and standards.

- Project cost estimates for the work requested are reasonably accurate.
- The organization has the administrative capacity to effectively complete the proposed work.
- The project is ready to go.
- If the loan amount does not cover the entire project cost, the organization has the additional resources lined up to fully fund the project.
- The project is appropriate to best meet the needs of the property as confirmed by Community Development staff.
- The track record of the organization.

## PROJECT DESCRIPTION

### ORGANIZATION AND MISSION

Family Services of Westchester is one of three eligible not-for-profit entities that has a submitted complete application. The maximum amount of funding available for Special Rehabilitation this year is \$150,000. Applicants are aware that their requests may be funded at an amount less than their request. Each organization is prepared to make its project work with a reduced loan amount. Loans will be offered at zero percent interest to provide the greatest amount of support for these important community agencies in White Plains.

Family Services of Westchester (FSW) has recently taken ownership of the property at 106 North Broadway, which will be rehabilitated for The Lanza Family Center for All Ages of FSW (CFAA). FSW's Center for all Ages breaks new ground as a multigenerational center bringing children, teens, and seniors together at one site to participate in programs and share experiences, just as they would in a family. This intergenerational center will significantly augment the quality of services available to White Plains low income residents in need of educational programs and specialized care. The creation of this multipurpose intergenerational center in White Plains answers many of the city's pressing needs. It will help a growing number of older adults to successfully age in place while fostering healthy early childhood and youth development for children who otherwise may fall through the cracks.

### PROJECT SITE

Family Services of Westchester has acquired the building at 106 North Broadway which was previously the site of the American Red Cross. A 6-month construction plan, to be overseen by A.P. Construction Company, is in place with phased demolition, construction and rehabilitation.

### FUNDING REQUEST

Family Services of Westchester has requested financial assistance to purchase equipment for replacement of the storm drainage system and other exterior site work. The improvements are being made in accordance with City of White Plains Department of Public Works requirements to remediate problems on the existing site that have caused major flooding in the past. The project will provide an additional storm catch basin, piping as well as a storm water retention holding tank capable of hold for a 100 year flood as well as fencing for safety.

Should the retention tank fill up, a culvert would lead the additional water to a detention pond created by removing trees and underbrush as well as excavating about 7-8 feet in depth.

## FUNDING CONSIDERATIONS

The following considerations support a recommendation by the Special Rehabilitation Loan Committee to fund the request at the level described below:

1. All work proposed consists of eligible activities.
2. The excellent track record of Family Services of Westchester in providing programming that enriches the White Plains community, particularly the services it provides for residents with low and moderate incomes.
3. The site visit and documentation of the eligibility and necessity of the work by Community Development program staff.
4. The project reflects the needs of the property.
5. The project is ready to go.

## FUNDING RECOMMENDATION

Based on the considerations and funding limitations described above, the Special Rehabilitation Loan Committee voted unanimously to recommend to the Common Council the approval of a loan to undertake the work requested for the total amount not to exceed \$70,000 in Community Development Rehabilitation funds at zero (0) percent interest and with a repayment period of 10 years. The loan is subject to Family Services of Westchester entering into a Special Rehabilitation Loan Agreement setting the terms and conditions of the loan as specified in the CD Rehabilitation Guidelines and Code of Federal Regulations for the Community Development Program.

The Special Rehabilitation Loan Committee further recommends a contingency financing plan that will permit the transfer of any unspent funds of the Special Rehabilitation resources for 2014 to be reallocated to support this Family Services of Westchester project. Family Services of Westchester has requested assistance in the amount of \$150,000. The maximum amount of funding available for Special Rehabilitation this year is \$150,000. The one other recipient of Special Rehabilitation funding in this round may not use the full amount of their loan award. Therefore, it is recommended that any remaining Special Rehabilitation funds up to the amount of an additional \$80,000, be awarded as a loan with the same terms to Family Services of Westchester.

The President and Executive Director of Family Services of Westchester, with appropriate staff, have requested the terms recommended by the staff and are prepared to proceed with the application under the terms required.

Pursuant to the above, a rehabilitation plan will be prepared cooperatively by Community Development Rehabilitation Program staff and Family Services of Westchester to ensure that the work will meet all code requirements.

Based on the foregoing, the Special Rehabilitation Loan Committee and the Planning Department recommend that the Common Council vote to approve an interest-free loan up to \$70,000 for Family Services of Westchester based on the final costs of the project, utilizing Community Development Rehabilitation funds, committed to the project.

Submitted herewith for your consideration is an Ordinance authorizing a Community Development Special Rehabilitation Loan to Family Services of Westchester in an amount not to exceed \$70,000 in Community Development Rehabilitation funds for the above referenced work.

Respectfully submitted,



Elizabeth Cheteney, AICP  
Chair, Special Rehabilitation Committee  
Commissioner of Planning

FOR THE JANUARY 5, 2015 COMMON COUNCIL MEETING

ORDINANCE AUTHORIZING A COMMUNITY DEVELOPMENT SPECIAL REHABILITATION LOAN IN AN AMOUNT OF \$70,000 TO FAMILY SERVICES OF WESTCHESTER, INC., FOR PURCHASE OF EQUIPMENT FOR REPLACEMENT OF THE STORM DRAINAGE SYSTEM AND OTHER EXTERIOR SITE WORK AT ITS REHABILITATED FACILITY THAT HOUSES THE LANZA CENTER FOR ALL AGES AT 106 NORTH BROADWAY.

WHEREAS, Family Services of Westchester, Inc., is a not-for-profit organization eligible for Community Development funding; and

WHEREAS, Family Services of Westchester, The Lanza Center For All Ages, located at 106 North Broadway, provides important community services and programs for low and moderate income residents in the community; and

WHEREAS, Family Services of Westchester, The Lanza Center For All Ages, has applied to the City of White Plains Community Development Rehabilitation Program for a Special Rehabilitation Loan in the amount of \$70,000 from the Community Development Rehabilitation Program Fund; and

WHEREAS, the maximum amount of funding available to the City of White Plains for the Community Development Rehabilitation Program Special Rehabilitation Loan funding this year is \$150,000; and

WHEREAS, the purpose of this loan is to provide funding to purchase equipment for replacement of the storm drainage system and other exterior site work; the improvements are being made in accordance with City of White Plains Department of Public Works requirements to

remediate problems on the existing site that have caused major flooding in the past; and

WHEREAS, the project will provide an additional storm catch basin, piping, and a storm water retention holding tank capable of hold for a 100 year flood as well as fencing for safety; should the retention tank fill up, a culvert would lead the additional water to a detention pond created by removing trees and underbrush as well as excavating about 7-8 feet in depth; and

WHEREAS, the proposed work plan for housing rehabilitation consists of eligible activities as determined by the Department of U.S. Housing and Urban Development (HUD); and

WHEREAS, the Special Rehabilitation Loan Committee finds that the proposed project meets the selection criteria for such projects.

NOW, THEREFORE,

The Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. The Common Council hereby authorizes a special rehabilitation loan in an amount of \$70,000 from the Community Development Rehabilitation Program Fund to Family Services of Westchester, Inc., for purposes of financing improvements to The Lanza Center For All Ages, located at 106 North Broadway. In the event that SHORE, Inc. should not expend the \$80,000 allocated to it in a separate ordinance adopted by the Common Council on January 5, 2015, the remaining funds shall be available for use by the Family Services of Westchester, Inc., for the purposes of financing improvements to The Lanza Center For All Ages, at 106 North Broadway, not

covered by the \$70,000 special rehabilitation loan authorized herein. The maximum amount of funding for Community Development Rehabilitation Program Special Rehabilitation Loan shall not exceed \$150,000.

Section 2. The Mayor is hereby authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

Section 3. This ordinance shall take effect immediately.



**YOUTH BUREAU  
OFFICE OF THE MAYOR  
11 AMHERST PLACE - WHITE PLAINS, NEW YORK 10601  
(914) 422 1378 - FAX (914) 422 6489**

Thomas M. Roach  
Mayor

Frank Williams, Jr.  
Executive Director

December 12, 2014

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The New York State OASAS has awarded the White Plains Youth Bureau \$181,299 to continue its Project Hope Program, providing alcohol and substance prevention services to the City of White Plains. The contract period is January 01, 2015 to December 31, 2015. I am requesting that the Mayor be authorized to enter into a contract with the New York State OASAS to receive these funds and it is also requested that the Mayor authorize the Budget Director to amend the Fiscal Year 2014/15 Youth Development Fund as follows:

Increase Estimated Revenue:

OAS15 - 02266	NYS OASAS	<u>\$181,299</u>
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Increase Appropriations:

OAS15 - 1.200	CSEA Salaries & Wages	\$91,042
OAS15 - 1.800	Part time Salaries	\$39,055
OAS15 - 2.001	FICA	\$9,953
OAS15 - 2.020	MTA PR Tax	\$443
OAS15 - 2.101	NYS Emp. Pension	\$19,255
OAS15 - 2.201	Employee Health Insurance	\$18,451
OAS15 - 2.204	NYS Health Ins. Admin Charge	\$25
OAS15 - 2.301	Dental Insurance	\$1,240
OAS15 - 2.407	Optical Insurance	\$346
OAS15 - 4.910	Program Supplies	\$933
OAS15 - 4.950	Direct Services	\$456
OAS15 - 4.970	Travel Expense	\$100

<b>Total</b>	<b><u>\$181,299</u></b>
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Respectfully submitted,

Frank Williams, Jr.  
Director

For: January 5, 2015 Common Council Meeting

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH THE COUNTY OF WESTCHESTER (DEPARTMENT OF COMMUNITY MENTAL HEALTH) IN ORDER TO RECEIVE \$181,299 IN FUNDING TO CONTINUE THE PROJECT HOPE PROGRAM THROUGH THE NEW YORK STATE OFFICE OF ALCOHOLISM AND SUBSTANCE ABUSE SERVICES (OASAS) PROVIDING ALCOHOL AND SUBSTANCE PREVENTION SERVICES TO THE CITY OF WHITE PLAINS.**

The Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. The Mayor is hereby authorized to enter into a contract with the County of Westchester (Department of Community Mental Health) in order to receive funding for Project Hope through the New York State Office of Alcohol and Substance Abuse Services (OASAS) in the amount of \$181,299, for the period beginning January 1, 2015 and ending December 31, 2015, to provide alcohol and substance prevention services to the City of White Plains through its Youth Bureau. Said contract shall be in a form approved by the Corporation Counsel.

Section 2. The Mayor is further authorized to direct the Budget Director to amend the Fiscal Year 2014/15 Youth Development Fund as follows:

**Increase Estimated Revenues:**

OAS15-02266

NYS OASAS

\$181,299

**Increase Appropriations:**

OAS15-1.200	CSEA Salaries & Wages	\$91,042
OAS15-1.800	Part-time Salaries	39,055
OAS15-2.001	FICA	9,953
OAS15-2.020	MTA PR Tax	443
OAS15-2.101	NYS Emp. Pension	19,255
OAS15-2.201	Employee Health Insurance	18,451
OAS15-2.204	NYS Health Ins. Admin Charge	25
OAS15-2.301	Dental Insurance	1,240
OAS15-2.407	Optical Insurance	346
OAS15-4.910	Program Supplies	933
OAS15-4.950	Direct Services	456
OAS15-4.970	Travel Expenses	<u>100</u>
		<u>\$181,299</u>

Section 3. The Commissioner of Finance is hereby authorized to receive and disburse funds accordingly.

Section 4. This ordinance shall take effect January 1, 2015.



**YOUTH BUREAU  
OFFICE OF THE MAYOR  
11 AMHERST PLACE – WHITE PLAINS, NEW YORK 10601  
(914) 422 1378 – FAX (914) 422 6489**

Thomas M. Roach  
Mayor

Frank Williams, Jr.  
Executive Director

December 12, 2014

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

On October 6, 2014 the Common Council enacted an ordinance accepting a grant from the The Westchester Clubmen Foundation in the amount of \$25,000 to operate the Clubmen Higher Aims Program at the White Plains Middle Schools and High School for the period October 01, 2014 through June 30, 2015. The Youth Bureau is requesting to amend the above contract by increasing the funding from \$25,000 to \$45,000 without change to the contract period. I am requesting that the Mayor and Common Council approve this amendment and it is also requested that the Mayor authorize the Budget Director to amend the Fiscal Year 2014/15 Youth Development Funds as follows:

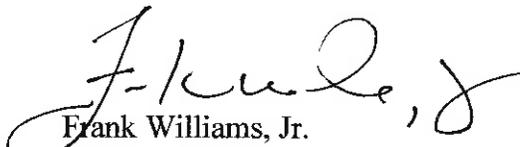
Increase Estimated Revenue:

		Current Budget	Revised Budget	Difference	Change
HAIMS - 06275	Contributions – Higher Aims	<u>\$25,000</u>	\$45,000	+\$20,000	Increase

Increased Appropriations:

HAIMS - 1.800	Part Time Salaries	\$21,032	\$35,000	+\$13,968	Increase
HAIMS - 2.001	FICA	\$1,609	\$2,678	+\$1,069	Increase
HAIMS - 2.020	MTA PR Tax	\$72	\$119	+\$47	Increase
HAIMS - 2.101	NYS Emp. Pension	\$785	\$1,203	+\$418	Increase
HAIMS - 3.011	Program Supplies	\$1,002	\$3,000	+\$1,998	Increase
HAIMS - 4.019	Bus Transportation	\$500	\$1,000	+\$500	Increase
HAIMS - 4.023	Program Services	<u>\$0</u>	<u>\$2,000</u>	<u>+\$2,000</u>	Increase
	<b>TOTAL</b>	<u>\$25,000</u>	<u>\$45,000</u>	<u>+\$20,000</u>	Increase

Respectfully submitted,

  
 Frank Williams, Jr.  
 Director, Youth Bureau

For January 05, 2015 Common Council Meeting

**AN ORDINANCE AMENDING AN ORDINANCE ADOPTED OCTOBER 6, 2014, ENTITLED, "AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A CONTRACT TO ACCEPT, ON BEHALF OF THE CITY OF WHITE PLAINS (YOUTH BUREAU), AN AWARD FROM THE WESTCHESTER CLUBMEN FOUNDATION TO BE USED TO OPERATE THE CLUBMEN HIGHER AIMS PROGRAM AND TO AUTHORIZE THE BUDGET DIRECTOR TO AMEND THE FY 2014 - 2015 YOUTH DEVELOPMENT FUND TO REFLECT THIS AWARD".**

The Common Council of The City of White Plains hereby ordains and enacts as follows:

§1. Section 1 of an ordinance adopted October 6, 2014, entitled, "An Ordinance of the Common Council of the City of White Plains Authorizing the Mayor, or his Designee, to Execute a Contract to Accept, on behalf of the City of White Plains (Youth Bureau), an Award from the Westchester Clubmen Foundation to Be Used to Operate the Clubmen Higher Aims Program and to Authorize the Budget Director to Amend the FY 2014-2015 Youth Development Fund to Reflect this Award," is hereby amended to read as follows:

Section 1. The Mayor, or his designee, is hereby authorized to accept, on behalf of the City of White Plains (Youth Bureau), an award in the amount of [ \$25,000] \$45,000 from the Westchester Clubmen Foundation and execute a contract in regard to same. Said award will be used to operate the Clubmen Higher Aims Program at the White Plains Middle Schools and the High School to provide positive youth development after school services to strengthen their success and lead them on a path to college or work careers. The contract period is October 1, 2014 through June 30, 2015. The contract shall be in a form approved by the Corporation Counsel.

§2. Section 2 of Section 1 of an ordinance adopted October 6, 2014, entitled, "An

Ordinance of the Common Council of the City of White Plains Authorizing the Mayor, or his Designee, to Execute a Contract to Accept, on behalf of the City of White Plains (Youth Bureau), an Award from the Westchester Clubmen Foundation to Be Used to Operate the Clubmen Higher Aims Program and to Authorize the Budget Director to Amend the FY 2014-2015 Youth Development Fund to Reflect this Award,” is hereby amended to read as follows.

Section 2. In order to record the receipt and expenditures of this award, the Mayor is hereby authorized to direct the Budget Director to amend the FY 2014 - 2015 Youth Development Fund, as follows:

**INCREASE ESTIMATED REVENUE:**  
 HAIMS - 06275                      Contributions - Higher Aims                      [\$25,000]                      \$45,000

**INCREASE APPROPRIATIONS:**

HAIMS - 1.800	Part Time Salaries	[\$21,032]	<u>\$35,000</u>
HAIMS - 2.001	FICA	[1,609]	<u>2,678</u>
HAIMS - 2.020	MTA PR Tax	[72]	<u>119</u>
HAIMS - 2.101	NYS Emp. Pension	[785]	<u>1,203</u>
HAIMS - 3.011	Program Supplies	[1,002]	<u>3,000</u>
HAIMS - 4.019	Bus Transportation	[500]	<u>1,000</u>
<u>HAIMS - 4.023</u>	<u>Program Services</u>	<u>0</u>	<u>2,000</u>
	Total	[ <u>\$25,000</u> ]	<u>\$45,000</u>

Section 3. All other provisions of the aforementioned ordinance adopted October 6, 2014, shall remain in full force and effect.

Section 4. This ordinance shall take effect October 1, 2014.



**YOUTH BUREAU  
OFFICE OF THE MAYOR  
11 AMHERST PLACE – WHITE PLAINS, NEW YORK 10601  
(914) 422 1378 – FAX (914) 422 6489**

Thomas M. Roach  
Mayor

Frank Williams, Jr.  
Executive Director

December 12, 2014

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The Board of Advisors of the Westchester Community Foundation has approved a grant of \$20,000 to the City of White Plains Youth Bureau to provide academic and personal enrichment and college preparation programs to low-income and at-risk male youth in White Plains. The period for this grant will be January 1, 2015 to December 31, 2015. I am requesting that the Mayor be authorized to enter into a contract with the Westchester Community Foundation to receive these funds and it is also requested that the Mayor authorize the Budget Director to amend the Fiscal Year 2014/15 Youth Development Fund as follows:

Increase Estimated Revenue:

WCF15 - 06275	Contributions	<u>\$20,000</u>
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Increase Appropriations:

WCF15 - 1.800	Part time Salaries	\$8,625
WCF15 - 2.001	FICA	\$660
WCF15 - 2.020	MTA PR Tax	\$30
WCF15 - 2.101	NYS Emp. Pension	\$1,750
WCF15 - 3.011	Program Supplies	\$3,500
WCF15 - 4.009	Contractual Services	\$3,000
WCF15 - 4.023	Program Services	<u>\$2,435</u>

<b>Total</b>	<b><u>\$20,000</u></b>
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Respectfully submitted,

Frank Williams, Jr.  
Director

For: January 5, 2015 Common Council Meeting

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE MAYOR OF HIS DESIGNEE TO ENTER INTO A CONTRACT WITH THE WESTCHESTER COMMUNITY FOUNDATION TO RECEIVE A GRANT IN THE AMOUNT OF \$20,000 AND TO AUTHORIZE THE BUDGET DIRECTOR TO AMEND THE FY 2014/15 YOUTH DEVELOPMENT FUND TO REFLECT THIS GRANT.

The Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. The Mayor, or his designee, is hereby authorized to enter into a contract with the Westchester Community Foundation, in order to receive a grant awarded to the City of White Plains (Youth Bureau) in the amount of \$20,000 to provide academic and personal enrichment and college preparation programs to low-income and at-risk male youth in White Plains. The contract period is January 1, 2015 through December 31, 2015. Said contract shall be in a form acceptable to the Corporation Counsel.

Section 2. The Mayor is further authorized to direct the Budget Director to amend the FY 2014/15 Youth Development Fund as follows:

**Increase Estimated Revenue:**

WCF15-06275	Contributions	<u>\$20,000</u>
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**Increase Appropriations:**

WCF15-1.800	Part-time Salaries	\$ 8,625
WCF15-2.001	FICA	660
WCF15-2.020	MTA PR Tax	30
WCF15-2.101	NYS Emp. Pension	1,750
WCF15-3.011	Program Supplies	3,500
WCF15-4.009	Contractual Services	3,000
WCF15-4.023	Program Services	<u>2,435</u>
	Total	<u>\$20,000</u>

Section 3. The Commissioner of Finance is hereby authorized to receive and disburse these funds for their intended purpose.

Section 4. This ordinance shall take effect January 1, 2015.



YOUTH BUREAU  
 OFFICE OF THE MAYOR  
 11 AMHERST PLACE – WHITE PLAINS, NEW YORK 10601  
 (914) 422 1378 – FAX (914) 422 6489

Thomas M. Roach  
 Mayor

Frank Williams, Jr.  
 Executive Director

December 12, 2014

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The USTA Eastern section and the USTA Eastern Southern Region has awarded the City of White Plains Youth Bureau a grant in the amount of \$2,500 to support the Youth Bureau’s Tennis program in the After School Programs. The grant period is November 01, 2014 to June 30, 2015. I am requesting that the Mayor be authorized to enter into a contract with the USTA Eastern section and the USTA Eastern Southern Region to receive these funds. It is also requested that the Mayor authorize the Budget Director to amend the Fiscal Year 2014/15 Youth Development Funds as follows:

**Increased Estimated Revenue:**

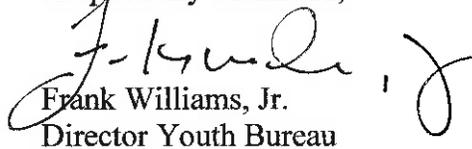
TENNIS – 06275	Contributions (USTA)	<u>\$2,500</u>
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**Increase Appropriations:**

TENNIS - 4.004	Consultant	<u>\$2,500</u>
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<b>TOTAL</b>		<b><u>\$2,500</u></b>
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Respectfully submitted,

  
 Frank Williams, Jr.  
 Director Youth Bureau

For: January 5, 2015 Common Council Meeting

**AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT, ON BEHALF OF THE CITY OF WHITE PLAINS, A GRANT FROM THE USTA EASTERN SECTION AND USTA EASTERN SOUTHERN REGION TO SUPPORT THE YOUTH BUREAU'S TENNIS PROGRAM IN THE AFTER SCHOOL PROGRAMS.**

The Common Council of The City of White Plains hereby ordains and enacts as follows:

Section 1. The Mayor is hereby authorized to enter into a contract with USTA Eastern Section and the USTA Eastern Southern Region, in order to accept, on behalf of the City of White Plains, a grant in the amount of \$2,500, to be used to support the Youth Bureau's Tennis Program in the After School programs. The contract period is November 1, 2014 to June 30, 2015. Said contract shall be in a form to be approved by the Corporation Counsel.

Section 2. In order to record the receipt and expenditures of these funds, the Mayor is hereby authorized to direct the Budget Director to amend the 2014-2015 Youth Development Fund, as follows:

**INCREASE ESTIMATED REVENUE:**

TENNIS-06275	Contributions (USTA)	<u>\$2,500</u>
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**INCREASE APPROPRIATIONS:**

TENNIS-4.004	Consultant	<u>\$2,500</u>
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	<b><u>TOTAL</u></b>	<b><u>\$2,500</u></b>
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Section 3. The Commissioner of Finance is hereby authorized to receive and disburse these funds for the intended purpose.

Section 4. This ordinance shall take effect November 1, 2014.



**TRANSPORTATION COMMISSION**  
255 MAIN STREET - ANNEX BUILDING • WHITE PLAINS, NEW YORK 10601  
(914) 422-1232 • FAX: (914) 422-1274

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THOMAS M. ROACH  
MAYOR

THOMAS J. SOYK, P.E., PTOE  
DEPUTY COMMISSIONER

TO THE HONORABLE MAYOR AND MEMBERS OF THE  
COMMON COUNCIL OF THE CITY OF WHITE PLAINS

Submitted herewith is an ordinance amending the Traffic Ordinance of the City of White Plains as follows;

- 1.) Modify "Hours of Operation - Off Street Public Parking Areas and Structures" as described in Section 201, Article II, Section 2 Subdivision 2.

This amendment is in accordance with the recommendations of the Transportation Commission and is to become effective upon adoption by the Common Council.

Thomas Soyk  
Acting Chairman

Dated: December 18, 2014 (for the January 5, 2015 Common Council Meeting)

**AN ORDINANCE AMENDING THE TRAFFIC ORDINANCE OF THE CITY OF WHITE PLAINS IN RELATION TO MODIFYING “HOURS OF OPERATION-OFF STREET PUBLIC PARKING AREAS AND STRUCTURES” AS DESCRIBED IN ARTICLE II, SECTION 201, SUBDIVISION 2, PARAGRAPH 2.**

The Common Council of the City of White Plains hereby ordains and enacts as follows:

**Hours of Operation-Off Street Public Parking Areas and Structures**

Section 1. Paragraph 2 of Subdivision 2 of Section 201 of Article II of an ordinance adopted by the Common Council of the City of White Plains on the third day of September 1946, entitled, “An ordinance regulating traffic in the City of White Plains and providing penalties for the violations of its provisions,” as last amended on the day of April 7, 2014, is hereby amended to read as follows:

(2) Off-Street Public Parking Areas and Structures

Except as hereinafter provided, the off-street public parking areas and structures shall remain available for public use twenty-four hours per day every day. The White Plains Department of Parking is hereby authorized to restrict the hours of operation of parking areas operated on leased property in accordance with the terms specified in said lease(s). The White Plains Department of Parking is further authorized to restrict the hours of operation of parking areas and structures, or portions thereof, for the purpose of preserving the public’s

safety, to facilitate snow removal or to reduce illegal dumping, defacing of public property or other public nuisance. Additionally, the White Plains Department of Parking may restrict parking spaces during part of the day to facilitate passenger pick-up and/or drop-off.

Section 2. This ordinance shall take effect immediately.



OFFICE OF THE CITY CLERK  
MUNICIPAL BUILDING • 255 MAIN STREET • WHITE PLAINS, NY 10601  
(914) 422-1227 • (914) 422-1830 Fax

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Anne M. McPherson CMC  
City Clerk/Registrar

Elizabeth Scardino  
Deputy Registrar

**TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:**

Attached is a communication submitted by Cuddy & Feder, LLP, on behalf of the White Plains Housing Authority (“Housing Authority”), in relation to the Housing Authority’s modernization and redevelopment of the Brookfield Commons Housing development (formerly known as Winbrook Community Housing project) by replacing the existing multi-family residential buildings as part of a long-range plan to replace all buildings with newly constructed buildings.

Pursuant to HUD requirements, the funding of rent for residents moving to the new buildings will require a transition from Public Housing, Section 9 to Section 8 funding. The Housing Authority is requesting the City’s approval of the Housing Authority’s HUD Application for inventory removal, including the transition of 104 existing tenant households from Section 9 to Section 8 funding vouchers and authorizing the Mayor, or his designee, to sign the necessary HUD forms.

This is being forwarded for your information and action as appropriate.

Sincerely,

  
Anne McPherson  
City Clerk

DATED: November 26, 2014

October 21, 2014

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 Housing Authority – Brookfield Commons (former Winbrook Community)

Dear Mayor Roach and Members of the Common Council:

On behalf of White Plains Housing Authority (“WPHA”), we are writing in connection with coordinating documentation with the United States Department of Housing and Urban Development (“HUD”) to facilitate the ability of WPHA to relocate residents from existing buildings to the new/replacement multi-family residential buildings situated within the Brookfield Commons community (formerly known as the Winbrook Community public housing site).

Over the past seven years, the City has reviewed the overall plan to transform these five (5) public housing buildings to an updated and upgraded, blended community of affordable and market-rate housing in which the 450 units of affordable (former public housing) dwelling units will remain on-site. Beginning with the Common Council’s amendment to the Comprehensive Plan and continuing through to the approval of this new building, it has been understood that the existing buildings must be replaced. The required environmental review for this project was undertaken and, although site-specific impacts for each new building will need to be conducted, the overall project has been considered.

Recognizing that the redevelopment of the 9.68 acres of the Premises is a multiple year process with the need to build multiple buildings with sub-parcels needed to allow financing by independently owned or affiliated entities, the Common Council designated the Premises a single Development Site in 2012 and adopted specific findings recognizing that:

The White Plains Housing Authority has adopted a long-term objective for phased modernization and redevelopment of the Winbrook community by replacing the existing multi-family residential buildings as part of a long-range concept plan. The Proposed Action [i.e., initial approval of the first building] represents the first phase of the Housing Authority’s phased modernization and redevelopment. . . [See, page 4 of the August 6, 2012 Environmental Findings Resolution, adopted by the Common Council.]

Now, several years later, the first building is nearing completion at the corner of South Lexington Avenue and Quarropas Street. It will provide 104 dwelling units and is intended to replace equivalent existing units for current residents. In addition, the building will house the Community

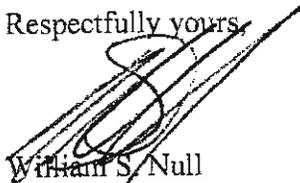
Education Facility to be operated by the Youth Bureau of the City of White Plains on the first floor thereof. To enable the residents to relocate from the existing buildings to the new building and those to be built in the future, the WPHA needs HUD to authorize the transition from Section 9 funding to Section 8 funding for the payment of rent.

Last August, the City confirmed that it had conducted the necessary environmental review to enable the project to proceed and a Notice of No Significant Impact was published in The Journal News on July 17 and July 22, 2013 in connection with HUD processing. (A copy of the Affidavit of Publication from The Journal News is enclosed).

As WPHA has moved forward with its plan to modernize the Premises, it has worked closely and conducted meetings in coordination with residents. Similarly, the City has continued to be most supportive in this process. Now, as noted above, WPHA needs to coordinate the timely relocation of residents to the new building and asks the City's cooperation. Pursuant to HUD requirements, the funding of rent for residents moving to new buildings, as contemplated by the City and WPHA, will require a transition from Public Housing, Section 9 to Section 8 funding. To facilitate the relocation of residents within the Brookfield Commons community and the transition to Section 8, we respectfully request that the City confirm its approval of the HUD Application to approve, review and consult with regard to the Section 8 vouchers described above and authorize the Mayor or his designee(s) to sign the necessary HUD forms.

The authorization being requested does not constitute a new "Action" under the New York State Environmental Quality Review Act, as it is administrative and proposes no changes to Brookfield Commons. For your convenience, we are enclosing a copy of the Environmental Assessment Form ("EAF"). This request for authorization will enable the new building to be occupied; whereas, without the authorization the building will remain vacant. Accordingly, we respectfully request your expedited review of this matter and thank you for your assistance with the HUD processing.

Respectfully yours,



William S. Null

WSN:yp  
Enclosures

cc: John G. Callahan, Esq., Chief-of-Staff and Corporation Counsel; Ms. Elizabeth Cheteny, Commissioner of Planning; Mr. Mack L. Carter, Executive Director, White Plains Housing Authority; Ms. Jenny Wu; Ms. Terese Walton; Mr. Brian Sweeney; and Mr. David Schiff



**ENVIRONMENTAL OFFICER**

MUNICIPAL BUILDING ANNEX • 255 MAIN STREET • WHITE PLAINS, NEW YORK 10601

(914) 422-1252 • FAX: (914) 422-1301

THOMAS M. ROACH  
MAYOR

ROD JOHNSON  
ENVIRONMENTAL OFFICER

November 24, 2014

TO: TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: WINBROOK REDEVELOPMENT- PHASE I  
INVENTORY REMOVAL APPLICATION

On August 6, 2012, the White Plains Common Council completed an environmental review and determined that the Winbrook Redevelopment - Phase I Project at 223- 235 Dr. Martin Luther King Jr. Boulevard ("Phase I Project"), now known as Brookfield Commons Housing development, would not have a significant effect on the environment under the New York State Environmental Quality Review regulations.

Also on August 6, 2012, the Common Council granted site plan and special permit approvals for the Phase I Project. This involved the construction of a new building to contain approximately 104 affordable residential units and a community education facility. It was anticipated that resident households who will occupy the new building would be relocated from existing units and that a comparable number of units would be held vacant on the overall Winbrook site

Pursuant to HUD requirements, the Common Council is now considering a resolution authorizing submission by the White Plains Housing Authority of an inventory removal application which was previously contemplated to facilitate the transition from Public Housing to Section 8 funding.

As required by HUD regulations, a "Notice of Finding of No Significant Impact on the Environment and Notice of Intent to Submit an Inventory Removal Application for the Winbrook Public Housing Development," was published in the Journal News newspaper on November 3, 2014, which noticed a public comment period ending November 20, 2014. One comment letter was received from John Staino, President, CSEA Local 80, dated November 20, 2014, which does not specifically address or require reconsideration of the environmental findings adopted by the Common Council on August 6, 2012.

Based on the previously adopted environmental findings, no additional environmental review or findings are necessary prior to authorizing submission by the White Plains Housing Authority of an inventory removal application.

Respectfully submitted,

Rod Johnson

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John Staino  
President

WESTCHESTER LOCAL 860

595 West Hartdale Avenue  
White Plains, New York 10607  
Office: 914 428-6452/Fax: 914 428-8744  
E-mail: john.staino@csea860.org  
Website: www.csea860.org

Local 1000 AFSCME, AFL-CIO

November 20, 2014

**VIA HAND DELIVERY**

Commissioner of Planning  
City of White Plains Planning Department  
70 Church Street  
White Plains, New York 10601

**RE: *Notice of Findings of No Significant Impact and Notice of Intent to Submit an Inventory Removal Application for the Winbrook Public Housing Development***

Dear Commissioner of Planning,

Please accept this as my comments to the proposed action described in the above referenced notice.

This appears to be just another example of the government shirking their duties to upkeep public housing units. Government is crying poverty and selling out the low-income families that are relying on them.

This plan, carried through to its logical conclusion, will result in the complete privatization of "public housing" in White Plains, the loss of vital government oversight of all aspects of the public housing including the environmental aspect, the loss of affordable housing, and the loss of good-paying public sector jobs.

I, and my members, oppose this application. Thank you for the opportunity to comment on this very important issue.

Sincerely yours,

John Staino, President  
CSEA Local 860

cc: Billy Riccaldo, Region President  
Joe Longo, Unit President  
Gary Cannonier, Region Director  
Chris Ludlow, Political Action Coordinator  
Jessica Ladlee, Communications Associate

CITY OF WHITE PLAINS  
2014 NOV 20 PM 1:43

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS  
AUTHORIZING AND APPROVING THE WHITE PLAINS HOUSING AUTHORITY'S  
SUBMISSION OF AN INVENTORY REMOVAL APPLICATION TO HUD FOR THE  
BROOKFIELD COMMONS HOUSING DEVELOPMENT**

**WHEREAS**, the White Plains Housing Authority (the "Housing Authority") is the owner of certain real property and improvements commonly known as the Brookfield Commons Housing development (formerly known as the Winbrook Community Housing project), located in the City of White Plains, County of Westchester, New York (the "Property"), which currently consists of four hundred and fifty (450) residential rental units situated in five (5) buildings (the "Overall Project"); and

**WHEREAS**, the United States Department of Housing and Urban Development ("HUD") regulations 24 CFR 970 et seq. authorize the Housing Authority to submit an inventory removal application for the removal of the property from HUD's public housing inventory upon the satisfaction of certain conditions, including the approval of the Common Council, or local governmental entity which will allow the residents in Brookfield Commons to move to the newly constructed building at South Lexington Avenue and Quarropas Street and transition from Section 9 to Section 8 funding for rent subsidies.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of White Plains that the submission by the Housing Authority of a inventory removal application for the Brookfield Commons Housing development (formerly known as the Winbrook Community Housing project) for the relocation of 104 existing tenant households from any of the existing buildings to a new building being constructed on the Housing Authority property is hereby authorized and approved; and be it further

**RESOLVED**, that the Mayor of the City of White Plains, and his designees, be and hereby are authorized and directed to take any and all actions and execute any and all documents or instruments that may be necessary to desirable to carry out the intent of the foregoing resolution, in a form to be approved by the Corporation Counsel; and be it further

**RESOLVED**, that this resolution shall take effect immediately.

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**THOMAS M. ROACH**  
MAYOR



**JOHN P. LARSON**  
COMMISSIONER

**JOHN FUERST**  
DEPUTY COMMISSIONER

**DEPARTMENT OF PARKING**  
255 MAIN ST. - ANNEX BUILDING  
WHITE PLAINS, NEW YORK 10601

**THOMAS J. SOYK, P.E., PTOE**  
DEPUTY COMMISSIONER/  
CITY TRANSPORTATION ENGINEER

(914) 422-1232 Phone  
(914) 422-1274 Fax

TO THE HONORABLE MAYOR AND MEMBERS OF THE  
COMMON COUNCIL OF THE CITY OF WHITE PLAINS

The Department of Parking/ Traffic Division is recommending the attached zoning change in parking space requirements for larger retail centers outside of the Central Parking Area (CPA). The current requirement is 5.7 spaces per 1000 square feet which is appropriate for small scale isolated retail sites. For sites above 150,000 square feet which have their own separate parking facility a more appropriate rate is 4.0 spaces per 1000 square feet. This rate is consistent with recent ITE parking generation rates of shopping centers at this size and reduces the construction of spaces that would get limited, if any use.

Thomas J. Soyk, P.E., PTOE  
Deputy Commissioner of Parking  
City Transportation Engineer

Dated: December 18, 2014

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED "THE ZONING ORDINANCE OF CITY OF WHITE PLAINS" WITH RESPECT TO THE PARKING REQUIREMENTS FOR "STORES FOR SALES AT RETAIL OR PERFORMANCE OF CUSTOMARY PERSONAL SERVICES OR SERVICES CLEARLY INCIDENT TO RETAIL SALES, INCLUDING "CAFES" AND "REAL ESTATE OFFICES," BUT NOT INCLUDING SALES OF AUTOMOBILE PARTS AND ACCESSORIES INCLUDING INSTALLATION AT THE POINT OF SALE".

The Common Council of The City of White Plains hereby ordains and enacts as follows:

Section 1. The Zoning Ordinance of the City of White Plains, adopted June 1, 1981, and amended to date, be, and it hereby is, further amended by amending the portion of Section 8.3 of the Zoning Ordinance which relates to the use category, "Stores for sales at retail or performance of customary personal services or services clearly incident to retail sales, including 'cafes' and 'real estate offices,' but not including sales of automobile parts and accessories including installation at the point of sale" (hereinafter "Retail Stores"), by adding a new parking requirement for the certain uses of "Retail Stores" of 4.0 spaces per 1,000 square feet of floor area, where the use is located outside of the Central Parking Area and has a gross floor area of at least 150,000 square feet, and the table included as part of Section 8.3 shall be amended in part to read as follows:

"USES"	MINIMUM NUMBER OF _____ PER 1,000 sq.ft, prorated so thet the requirement shall be the next highest integer	"PARKING SPACES" _____ Other
Stores for sales at retail or performance of customary personal services or services clearly incident to retail sales, including "cafes" and "real estate offices," but not including sales of automobile parts and accessories including installation at the point of sale	CPA: 3.3 _____ B-6 District Only: 3.0 with no further adjustment for joint use pursuant to Section 8.5.3 _____  <u>For uses outside of the CPA, having a gross floor area of at least 150,000 sq.ft within a single "development site":</u> <u>4.0</u> _____  Other 5.7	_____

§2. This ordinance shall take effect immediately.