



**COMMON COUNCIL
AGENDA
REGULAR STATED MEETING
FEBRUARY 1 2016
7:30 P.M.**

PLEDGE TO THE FLAG: Hon. Beth Smayda

ROLL CALL: City Clerk

APPOINTMENTS:

1. Communication from the Council President recommending the appointment of Leonard Gruenfeld as a member of the Recreation Advisory Committee to a term which will expire January 1, 2018. **F/S/A**
2. Communication from the Council President recommending the re-appointment of Paul Schwarz, Yuki Haynes, and Hope Furth to the Library Board to terms which will expire on December 31, 2018. **F/S/A**

LOCAL LAW:

3. Communication from Commissioner of Building in relation to proposed Local Law Introductory No. 1 of 2016, a Local Law amending Local Law No. 1 of 2015 adopted May 4, 2015 and codified in Title IX of the White Plains Municipal Code, and scheduling a public hearing for March 7, 2016. **F/S**
4. Local Law Introductory No 1 of 2016 amending Local Law No.1 of 2015, adopted May 4, 2015, codified in title IX of the White Plains Municipal Code Section 9-6 entitled, "Historic Preservation" by amending Sections 9-6-2 and 9-6-3, relating to recommendations of landmarks or historic districts and notice. **OFFERED ONLY**
5. Resolution of the Common Council of the City of White Plains scheduling a public hearing for March 7, 2016, in relation to Local Law Introductory No. 1 of 2016, amending Local Law No. 1 of 2015, adopted May 4, 2015, entitled, "A Local Law amending Title IX of the White Plains Municipal Code by adding Section 9-6 to the White Plains Municipal Code to be entitled, "Historic Preservation." **ADOPTED**

PUBLIC HEARINGS:

6. Public Hearing in relation to a petition submitted on behalf of Post Maple 77, LLC, to amend the Zoning Ordinance to reclassify three lots on Rathbun Avenue from Neighborhood Business District (B-2) to Intermediate Business District (B-3).
OPENED/CLOSED

ITEMS 7 - 16 F/S

7. Communications from Deputy Commissioner of Building
8. Commissioner of Planning
9. Planning Board
10. Commissioner of Public Safety
11. Commissioner of Public Works
12. Deputy Commissioner, Traffic Division
13. Transportation Commission
14. Commissioner of Parking
15. Westchester County Planning Board
16. Environmental Officer

17. Environmental Findings Resolution **ADOPTED**

18. Ordinance amending an ordinance entitled, "The Zoning Ordinance of the City of White Plains" with respect to re-zoning 1 Rathbun Avenue, 3 Rathbun Avenue and 5 Rathbun Avenue, from the B-2 Neighborhood Business District to the B-3 Intermediate Business District. **ADOPTED 7 - 0**

19. Public Hearing in relation to the application submitted on behalf of Post Maple 77, LLC, on the proposed discontinuance of Brady Place in the City of White Plains. **OPENED/CLOSED**

ITEMS 20 - 29 F/S

20. Communications from Deputy Commissioner of Building
21. Commissioner of Planning
22. Planning Board
23. Commissioner of Public Safety
24. Commissioner of Public Works
25. Deputy Commissioner, Traffic Division
26. Transportation Commission
27. Commissioner of Parking
28. Westchester County Planning Board
29. Environmental Officer

30. Environmental Findings Resolution **ADOPTED**

31. Ordinance of the Common Council of the City of White Plains discontinuing Brady Place in the City of White Plains. **ADOPTED 7 - 0**

32. Public Hearing in relation to a petition submitted on behalf of Esplanade of White Plains Venture Partnership, to amend the Zoning Ordinance Schedule of Dimensional Regulations (Section 5.3) to eliminate the minimum requirement in the BC-1 Zone for 500 square of lot area per dwelling unit when a project is proposed in an existing building. **OPENED/CLOSED**

ITEMS 33 - 42 F/S

33. Communications from Deputy Commissioner of Building
34. Commissioner of Planning
35. Planning Board
36. Commissioner of Public Safety
37. Commissioner of Public Works
38. Deputy Commissioner, Traffic Division
39. Transportation Commission
40. Commissioner of Parking
41. Westchester County Planning Board
42. Environmental Officer

43. Environmental Findings Resolution **ADOPTED**

44. Ordinance amending an ordinance entitled, "The Zoning Ordinance of the City of White Plains," at Section 5.3 of the Zoning Ordinance regarding Schedule of Dimensional Regulations, Non-residential Table, to add a new footnote with respect to the CB-1 District.

45. Public Hearing in relation to the application submitted on behalf of Lifting Up Westchester (formerly known as Grace Church Community Center) for a renewal of a Special Permit to operate an Overnight Shelter for the Homeless, consisting of nineteen (19) overnight beds located on the third floor of 86-88 East Post Road.
OPENED/CLOSED

ITEMS 46 - 55 F/S

46. Communications from Deputy Commissioner of Building
47. Commissioner of Planning
48. Planning Board
49. Commissioner of Public Safety
50. Commissioner of Public Works
51. Deputy Commissioner, Traffic Division
52. Transportation Commission
53. Commissioner of Parking
54. Westchester County Planning Board
55. Environmental Officer

56. Environmental Findings Resolution **ADOPTED**

57. Resolution of the Common Council of the City of White Plains approving pursuant to Sections 6.5 and 6.7.20 of the Zoning Ordinance, a renewal of the Special Permit to operate an Overnight Shelter for the Homeless to be located on the third floor of the building at 86 - 88 East Post Road. **ADOPTED**

58. Resolution of the Common Council of the City of White Plains modifying the maximum number of persons permitted nightly accommodation at the Overnight Shelter for the Homeless, known as Open Arms, to permit fourteen seasonal cots in the basement of 86 - 88 East Post Road from December through April. **ADOPTED**

59. Public Hearing in relation to the application submitted on behalf of Lifting Up westchester (formerly known as Grace Church Community Center) for a renewal of a Special Permit to operate an Emergency Shelter for the Homeless, at 86-88 East Post Road. **OPENED/CLOSED**

ITEMS 60 - 69 F/S

60. Communications from Deputy Commissioner of Building
61. Commissioner of Planning
62. Planning Board
63. Commissioner of Public Safety
64. Commissioner of Public Works
65. Deputy Commissioner, Traffic Division
66. Transportation Commission
67. Commissioner of Parking
68. Westchester County Planning Board
69. Environmental Officer

70. Environmental Findings Resolution **ADOPTED**

71. Resolution of the Common Council of the City of White Plains approving pursuant to Section 6.5 and 6.7.10 of the Zoning Ordinance a renewal of the Special Permit to operate an Emergency Shelter for the Homeless to be located on the second floor of the building at 86-88 East Post Road. **ADOPTED**

72. Public Hearing in relation to the application submitted on behalf of Lifting Up Westchester (formerly known as Grace Church Community Center) for a renewal of a Special Permit to operate a Social Services Center for homeless persons at 86-88 East Post Road. **OPENED/CLOSED**

ITEMS 73 - 82 F/S

73. Communications from Deputy Commissioner of Building
74. Commissioner of Planning
75. Planning Board
76. Commissioner of Public Safety
77. Commissioner of Public Works
78. Deputy Commissioner, Traffic Division
79. Transportation Commission
80. Commissioner of Parking
81. Westchester County Planning Board
82. Environmental Officer

83. Environmental Findings Resolution **ADOPTED**
84. Resolution of the Common Council of the City of White Plains approving pursuant to Sections 6.5 and 6.7.22, of the Zoning Ordinance, a renewal of the Special Permit to operate a Social Services Center for Homeless Persons to be located on the first floor of the building at 86-88 East Post Road. **ADOPTED**

**FIRST READING
ORDINANCES:**

85. Communication from Corporation Counsel in relation to Common Council approval of the White Plains Housing Authority's sale of 120 Lake Street to the WP Housing Company, Inc., and other entities in order to obtain Federal benefits to maintain low income housing. **F/S**
86. Resolution of the Common Council of the City of White Plains approving the White Plains Housing Authority's sale of 120 Lake Street to the WP Housing Company, Inc., and other entities in order to obtain Federal benefits to maintain low income housing. **ADOPTED**
87. Ordinance authorizing the Mayor to enter into a Tax Abatement Agreement pursuant to Private Housing Finance Law Section 577, in connection with a project of the WP Lakeview Housing Development Fund Corporation and Lakeview Affordable Housing, LLC. **ADOPTED 7 - 0**
88. Communication from Chairman, Capital Projects Board, in relation to Capital Project No. C5472, Morpho Trust Fingerprinting. **F/S**
89. Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No. C5472, entitled, Morpho Trust Fingerprinting. **ADOPTED 7 - 0**
90. Communication from Chairman, Capital Projects Board, in relation to Capital Project No. C5473, Kittrell Park Improvements. **F/S**
91. Communication from Environmental Officer **F/S**
92. Environmental Findings Resolution **ADOPTED**
93. Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No. C5473, Kittrell Park Improvements. **ADOPTED 7 - 0**
94. Bond Ordinance dated February 1, 2016, authorizing the issuance of \$404,000 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, construction and reconstruction of improvements to City parks and recreation

areas. **ADOPTED 7 - 0**

95. Communication from Commissioner of Recreation and Parks in relation to an agreement between the City and Arluck Promotions, Inc., to retain the services of U.S. Olympian Chloe Sutton to appear as a guest at various swim programs offered in connection with the City-sponsored Jump In and Swim Program, from March 16-19, 2016. **F/S**
96. Ordinance of the Common Council of the City of White Plains authorizing the Mayor or his designee to enter into an agreement with Arluck Promotions, Inc., retaining the professional consulting services of U.S. Olympian athlete Chloe Sutton to appear as a featured guest at various swim programs offered in connection with the City-sponsored "Jump In and Swim" Program from March 16-19, 2016. **ADOPTED 7 - 0**
97. Communication from Commissioner of Recreation and Parks in relation to the establishment of the Schedule of User Fees for the White Plains Department of Recreation and Parks to be effective as of March 1, 2016. **F/S**
98. Ordinance of the Common Council of the City of White Plains establishing and approving a Schedule of User Fees for the White Plains Department of Recreation and Parks. **ADOPTED 7 - 0**
99. Communication from Deputy Commissioner of Planning in relation to an agreement for staffing of a Westchester Community College liaison at the White Plains Education and Training Center. **F/S**
100. Ordinance of the Common Council of the City of White Plains authorizing the Mayor or his designee to enter into a consulting agreement with Westchester Community College ("Consultant") to provide staffing of a Westchester Community College liaison at the White Plains Education and Training Center. **ADOPTED 7 - 0**
101. Communication from Deputy Commissioner of Planning in relation to an agreement with Lifting Up Westchester, Inc., to provide home health aide training at the White Plains Education and Training Center. **F/S**
102. Ordinance of the Common Council of the City of White Plains authorizing the Mayor or his designee to enter into a consulting agreement with Lifting Up Westchester, Inc., ("Consultant") to provide home health aide training at the White Plains Education and Training Center. **ADOPTED 7 - 0**
103. Communication from Director, Youth Bureau, in relation to an increase in grand funding by \$10,771.50 from the New York State Department of Health, in support of the Comprehensive Adolescent Pregnancy Prevention Program. **F/S**

104. Ordinance authorizing the mayor or his designee to enter into an agreement amending the sub-contract with Planned Parenthood Hudson Peconic, Inc., a contractor for the New York State Department of Health, to extend the subcontract for an additional six months and increasing the grant funding by \$10,771.50, for a total of \$32,315, for the City of White Plains (Youth Bureau) to support the Comprehensive Adolescent Pregnancy Prevention Program (CAPP) and to amend the FY 2015/2016 Youth Development Fund to reflect said Grant increase. **ADOPTED 7 - 0**
105. Communication from Director, Youth Bureau, in relation to a grant in the amount of \$28,882 from the County of Westchester in support of the Youth Bureau's Comprehensive Youth Alternatives Projects Program. **F/S**
106. Ordinance of the Common Council of the City of White Plains authorizing the Mayor, or his designee, to execute an agreement to accept on behalf of the City of White Plains (through its Youth Bureau), a \$28,882 Grant from the County of Westchester to support the White Plains Youth Bureau's Comprehensive Youth Alternatives Projects Program. **ADOPTED 7 - 0**
107. Communication from Director, Youth Bureau, in relation to the Youth Bureau's Schedule of Fees for Fiscal Year 2016/2017. **F/S**
108. Ordinance of the Common Council of the City of White Plains establishing and approving a Schedule of User Fees for FY 2016/2017 for the White Plains Youth Bureau. **ADOPTED 7 - 0**
109. Communication from Commissioner of Finance in relation to the proposed refunding of Public Improvement Serial Bonds. **F/S**
110. Refunding Bond Ordinance dated February 1, 2016, authorizing the issuance of refunding serial bonds of the City of White Plains, State of New York, pursuant to Section 90.10 of the Local Finance Law of the State of New York, providing for other matters and making certain determinations in relation thereto and providing for the payment of the bonds to be refunded thereby. **ADOPTED 7 -**
111. Communication from Commissioner of Finance in relation to the proposed de-authorization of serial bonds in the amount of \$125,000. **F/S**
112. Bond Ordinance dated February 1, 2016, de-authorizing the issuance of \$125,000 aggregate principal amount serial bonds of the City of White Plains, New York, previously authorized on January 3, 2012, to finance the cost of improvements to Class A Buildings. **ADOPTED 7 - 0**
113. Communication from Commissioner of Parking in relation to a proposed amendment to

the White Plains Municipal Code to add Chapter 4-27 to be entitled, "Valet Parking."
F/S

114. Ordinance of the Common Council of the City of White Plains amending Title IV of the White Plains Municipal Code by adding Chapter 4-27 entitled, "Valet Parking." **ADOPTED 6 - 0. Recusal: Mrs. Smayda**
115. Communication from Deputy Commissioner, Department of Parking in relation to amendments to the Traffic Ordinance at various locations around the City. **F/S**
116. Ordinance amending the Traffic Ordinance of the City of White Plains in relation to creating a new Valet Permit Parking provision; creating a "No Stopping-Valet Drop Off Area"; modifying a "Handicapped Parking Spaces - Streets" (Metered Three-Hour Maximum) on the east side of Mamaroneck Avenue; modifying a "Handicapped Parking Spaces - Streets (Metered Three-Hour Maximum) on the north side of Martine avenue; modifying a "No Standing Any Time" Zone on the east side of Mamaroneck Avenue; and modifying "Overnight Flashing of Intersection Traffic Control Signals - Under Computer Control" for the intersection of North Broadway at Bond Street and Otis Avenue. **ADOPTED 6 - 0. Recusal: Mrs. Smayda**

RESOLUTIONS:

ITEMS 117 - 128

117. Communication from Deputy Commissioner of Building in relation to an application submitted on behalf of Maple and Broadway Holdings, LLC, in cooperation with Urstadt Biddle Properties, Inc., for six Special Permit approvals for Outdoor Dining, and Site Plan Approval for the proposed redevelopment of the Westchester Pavilion at 60 South Broadway, to a mixed use residential and retail/restaurant development.
118. Communications from Design Review Board
119. Commissioner of Planning (2)
120. Planning Board
121. Commissioner of Public Safety
122. Commissioner of Public Works (2)
123. Deputy Commissioner, Traffic Division
124. Transportation Commission
125. Commissioner of Parking
126. Conservation Board
127. Westchester County Planning Board (2)
128. Environmental Officer
129. Environmental Findings Resolution **ADOPTED**
130. Resolution of the Common Council of the City of White Plains approving the application submitted on behalf of Maple and Broadway Holdings, LLC, ("Applicant") in cooperation with Urstadt Biddle Properties, Inc., the owner of the premises located at 60 South Broadway, for six (6) Special Permit approvals for Outdoor Dining and Site Plan Approval for the proposed redevelopment of the Westchester Pavilion site at 60 South Broadway, including a new approximately 856,499 square foot mixed-use residential and retail/restaurant development,

consisting of 707 multi-family units, 43 units of which will be affordable at 60% of Westchester County's median family income ("MFI"), within two (2) 24 story buildings, with a maximum height of 280 feet and located on top of approximately 93,840 square feet of street level accessible commercial use, including approximately 77,340 square feet of retail and 16,500 square feet of restaurant, with 1800 square feet of Outdoor Dining, and a four (4) level below grade parking garage with approximately 1,037 parking spaces, and residential community amenities to include a first floor grand lobby with a full-time concierge/door attendant, two (2) rooftop pools and sky garden, pet area, fitness facility and clubroom, and payment by the applicant of fee-in-lieu in the amount of \$2,330,000 to be used exclusively for park, playground and other recreational purposes, including the acquisition of real property, to mitigate the recreational impact of the new multi-family project, in accordance with General City Law Section 27-A. **ADOPTED**

131. Communication from the Mayor in relation to the certification of a Home Rule request seeking enactment of New York State Legislation in relation to establishing a City of White Plains Industrial Development Agency. **F/S**
132. Resolution of the Common Council of the City of White Plains authorizing the certification of a Home Rule request seeking enactment of State legislation amending the General Municipal Law to establish the White Plains Industrial Development Agency (Assembly Bill No. A01469) (Senate Bill No. S02320). **ADOPTED**
133. Communication from the City Clerk in relation to a change of date for the Regular Stated Meeting of the Common Council for May 2016 from Monday, May 2, 2016, to Wednesday, May 4, 2016 at 7:30 p.m. **F/S**
134. Resolution of the Common Council of the City of White Plains setting the date for the Regular Stated Meeting of the Common Council for May 2016, as May 4, 2016. **RESCINDED**
135. Communication from the City Clerk in relation to a resolution adopted January 4, 2016 scheduling a public hearing for February 1, 2016, on an application submitted by Wild Fusion Asian Sushi Grille and Bar for an Accessory Cabaret Use at 250 Main Street. **F/S**
136. Resolution of the Common Council of the City of White Plains rescinding a resolution adopted January 4, 2016 entitled, "Resolution of the Common Council of the City of White Plains scheduling a public hearing for February 1, 2016, in relation to the application submitted on behalf of Wild Fusion 2 Inc., ('Applicant') for a Special Permit to operate an Accessory Cabaret at the Wild Fusion located at 250 Main Street." **ADOPTED**
137. Communication from the Corporation Counsel in relation to a resolution regarding Special Permit and Site Plan Approval for the French American School of New York (FASNY) to construct a school complex at 400 Ridgeway. **F/S**

138. Resolution of the Common Council of the City of White Plains granting: (1) pursuant to Sections 2, 4, 5, 6, 7 and 8 of the Zoning Ordinance of the City of White Plains (“Zoning Ordinance”), Special Permit/Site Plan Approval for a “Private Elementary School” and “Private Secondary School” to be operated by the French-American School of New York (“FASNY”) at 400 Ridgeway, a site consisting of approximately 131 acres on SBL 131.10-3-43.1 (aka 400 Ridgeway and referred to hereinafter as “Parcel A”), SBL 131.14-2-3 (aka Gedney Esplanade and referred to hereinafter as “Parcel B”), SBL 131.10-1-6 (aka 213-223 Bryant Avenue and referred to hereinafter as “Parcel C”), SBL 131.14-9-3 (aka 336 Ridgeway and referred to hereinafter as “Parcel D”), AND SBL 131.11-12-1 (aka 557 North Street or 565 North Street and referred to hereinafter as the “North Street Property” and, as merged with Parcel D the (“Expanded Parcel D”) all located in the R1-30 District; (2) pursuant to Sections 4, 5, 7 and 8 of the Zoning Ordinance, site plan approval for a “Nursery School” accessory to the “Private Elementary School” and “Private Secondary School;” (3) pursuant to Sections 2, 4, 5, 6, 7 and 8 of the Zoning Ordinance, Special Permit/Site Plan Approval for tennis court structures to be located on Parcel A in the southwesterly area of the FASNY Property; (4) approvals for the (A) Final Transportation Management Plan, (B) Final Site Landscaping Plan, (C) Final Conservancy Area Master Plan, (D) Final Construction Management Plan for the FASNY School Project, and (E) Final Declaration of Covenants, Restrictions and Easement; and (5) approvals under Section 4.4.25 of the Zoning Ordinance and Chapters 3.5 and 7.5 of the Municipal Code, all being subject to the terms, conditions and requirements contained in this Resolution and consistent with the Hathaway Lane partial discontinuance Ordinance, previously adopted by the Common Council (“Adopted Discontinuance Ordinance”), the approved Environmental Findings Statement adopted by the Common Council on December 19, 2013, and the Stormwater Pollution Prevention Plan approved by the Commissioner of Public Works effective May 15, 2015 (“SWPPP”) (Together the “Final FASNY Project.”). **VOTE TO REMOVE FROM TABLE 2 - 5. NAYS: KIRKPATRICK, LECUONA, KROLIAN, MARTIN AND THE MAYOR.**

ITEMS FOR REFERRAL:

139. Communication from Deputy Commissioner of Building in relation to an application for a Special Permit/Site Plan Approval submitted on behalf of Norden Lofts, LLC, for the adaptive reuse and redevelopment of an existing 48,000 square foot industrial building to residential apartments at 121 Westmoreland Avenue. **F/S AND REFER TO LAW, BUILDING DEPT., DESIGN REVIEW BOARD, PLANNING DEPT., PLANNING BOARD, PUBLIC SAFETY, PUBLIC WORKS, TRAFFIC DIVISION, TRANSPORTATION COMMISSION, PARKING DEPT., WESTCHESTER COUNTY PLANNING BOARD AND ENVIRONMENTAL OFFICER.**
140. Communication from Commissioner of Building in relation to a request submitted on behalf of Kite Realty Group - White Plains City Center for an amendment to a previously approved site plan for improvements to the site of: upgrading the pedestrian plaza with a new fountain, additional planting, seating, lighting and a stage; a valet area on Mamaroneck Avenue; installing escalators from the lobby area on Mamaroneck Avenue to the second floor; and revising and updating exterior signage. **F/S AND**

REFER TO LAW, BUILDING DEPT., DESIGN REVIEW BOARD, PLANNING DEPT., PLANNING BOARD, PUBLIC SAFETY, PUBLIC WORKS, TRAFFIC DIVISION, TRANSPORTATION COMMISSION, PARKING DEPT., URBAN RENEWAL AGENCY, WESTCHESTER COUNTY PLANNING BOARD AND ENVIRONMENTAL OFFICER.

Recusal: Mrs. Smayda

141. Communication from Deputy Commissioner of Building in relation to an application submitted on behalf of Post Maple 77, LLC, for Site Plan Approval to construct a mixed-use development of retail, fitness, restaurant uses, as twelve multi-family dwelling units on the property bounded by Maple Avenue, West Post Road, Rathbun Avenue and White Plains Nissan. **F/S AND REFER TO LAW, BUILDING DEPT., DESIGN REVIEW BOARD, PLANNING DEPT., PLANNING BOARD, PUBLIC SAFETY, PUBLIC WORKS, TRAFFIC DIVISION, TRANSPORTATION COMMISSION, PARKING DEPT., WESTCHESTER COUNTY PLANNING BOARD AND ENVIRONMENTAL OFFICER.**
142. Communication from Deputy Commissioner of Building, in relation to a site plan application submitted on behalf of Esplanade of White Plains Venture Partnership FOR Site Plan Approval to re-purpose the buildings located at 95 South Broadway and 4 Lyon Place to residential multi-family from The Esplanade Assisted Living Facility. **F/S AND REFER TO LAW, BUILDING DEPT., DESIGN REVIEW BOARD, PLANNING DEPT., PLANNING BOARD, PUBLIC SAFETY, PUBLIC WORKS, TRAFFIC DIVISION, TRANSPORTATION COMMISSION, PARKING DEPT., WESTCHESTER COUNTY PLANNING BOARD AND ENVIRONMENTAL OFFICER.**

ITEMS FOR INFORMATION:

143. Communication from Chairman, Capital Projects Board, transmitting the Capital Improvement Program for Fiscal Year 2016-2022. **F/S AND FILE ATTACHMENT.**
144. Communication from Commissioner of Finance transmitting the Interim Financial Report for the six months ending December 31, 2015. **F/S AND FILE ATTACHMENT.**
145. Communication from Commissioner of Finance transmitting the Capital Projects Status Report for the six months ending December 31, 2015. **F/S AND FILE ATTACHMENT.**
146. Communication from Deputy Commissioner of Building in relation to a request submitted on behalf of White Plains Medical Center, for a three year renewal of a Special Permit to operate an Accessory Parking Lot at 2-6 Oakwood Avenue. **F/S/A**
147. Communication from Deputy Commissioner of Building in relation to a request submitted on behalf of 432 Mamaroneck Co. LLC, for a three year renewal of a Special Permit to operate an Accessory Parking Lot at 434-440 Mamaroneck Avenue. **F/S/A**