



**COMMON COUNCIL
AGENDA
REGULAR STATED MEETING
OCTOBER 3, 2016
7:30 P.M.**

PLEDGE TO THE FLAG: Hon. John Kirkpatrick

ROLL CALL: City Clerk

APPOINTMENTS:

1. Communication from the Mayor in relation to appointments to the Youth Bureau of Florence Bolton to a term which will expire on December 31, 2017, and Steven Patterson to a term which will expire on December 31, 2018. **F/S/A**
2. Communication from Council President in relation to the re-appointment of Phillip Platz to the Board of Assessment Review to a term which will expire on September 30, 2021. **F/S/A**

LOCAL LAW:

3. Communication from the Assessor in relation to a proposed Local Law Introductory No. 2 of 2016, which would provide for the abatement of taxes pursuant to the Real Property Tax Law for the alteration or rehabilitation of historic properties. **F/S**
4. Local Law Introductory No. 2 of 2016. A Local Law providing for the abatement of taxes pursuant to Section 444-a of the Real Property Tax Law for the alteration or rehabilitation of historic properties. **OFFERED ONLY**
5. Resolution of the Common Council of the City of White Plains scheduling a public hearing for November 7, 2016, in relation to Local Law Introductory No. 2 of 2016, entitled, "A Local Law providing for the abatement of taxes pursuant to Section 444-a of the Real Property Tax Law for the alteration or rehabilitation of historic properties. **ADOPTED**

**ADJOURNED
PUBLIC HEARING:**

6. Public Hearing on a proposed amendment to the Zoning Ordinance to add ‘Nursery Business’ as a Special Permit Use, and add “Organic Manufacturing” as a Principal Permitted Use. **OPENED/ADJOURNED TO NOVEMBER 7, 2016**
7. Communication from Commissioner of Building **F/S**
8. Environmental Findings Resolution **TABLED TO NOVEMBER 7, 2016**
9. Ordinance amending an ordinance entitled the Zoning Ordinance of the City of White Plains by adding “Nursery Business” as a Special Permit Use and adding “Organic Manufacturing” as a principally permitted use. **TABLED TO NOVEMBER 7, 2016.**

**FIRST READING
ORDINANCES:**

10. Communication from Corporation Counsel in relation to the settlement of certain tax review proceedings. **F/S**
11. Ordinance authorizing the settlement of certain tax review proceedings. **ADOPTED 7 - 0**
12. Communication from Corporation Counsel in relation to the employment of appraisers in connection with the defense of tax review and small claims assessment review proceedings. **F/S**
13. Ordinance approving employment of appraisers in connection with the defense of tax review and small claims assessment review proceedings for Fiscal Year 2016 - 2017. **ADOPTED 7 - 0**

14 - 18 TABLED

14. Communication from Chairman, Capital Projects Board, in relation to Capital Project No. C5485, Renaissance Fountain Improvements.
15. Communication from Environmental Officer
16. Environmental Findings Resolution
17. Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No. C5485, entitled, Renaissance Fountain Improvements.
18. Bond Ordinance dated October 3, 2016, authorizing the issuance of \$300,000 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.

19. Communication from Deputy Commissioner of Planning in relation to a Memorandum of Understanding with the Westchester Community College Foundation, Inc., to serve as the fiscal sponsor in order for the City to accept grant funding in the amount of \$200,000 for the White Plains Education and Training Center for workforce development. **F/S**

20. Ordinance of the Common Council of the City of White Plains authorizing the Mayor or his designee to enter into a Memorandum of Understanding with the Westchester Community College Foundation, Inc., (WCCF), a not-for-profit affiliate of Westchester Community College, to serve as the fiscal sponsor on behalf of the City of White Plains, White Plains Education and Training Center, in order to accept grant funding in the amount of \$200,000, for the White Plains Education and Training Center to provide workforce development for high growth industry employers, and receive said grant funds and transmit the funds to the City of White Plains in exchange for a five percent (5%) administrative fee. **ADOPTED 7 - 0**

21. Communication from Commissioner of Recreation and Parks in relation to a donation of 100 of new athletic gym shoes from Soles4Souls, Inc., which will be distributed on a first come, first served basis to those demonstrating need, and who register for the winter sports programs. **F/S**

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, a donation from Soles4Souls, Inc., (S4S), of one hundred (100) new athletic gym shoes to the City of White Plains on a first come first served basis to individuals who can prove need, based on income, who register for the winter sports programs offered by the City's Department of Recreation and Parks and authorizing the Mayor or his designee to execute a distribution agreement on behalf of the City of White Plains with S4S to effectuate same. **ADOPTED 7 - 0**

23. Communication from Commissioner of Recreation and Parks in relation to a license agreement between the City and Kite Realty Group for the use of the City Center Lobby for the Annual Breast Cancer Fundraising Bake Sale Event on Friday, December 2, 2016 from 10am to 4pm. **F/S**

24. Ordinance authorizing the Mayor or his designee to enter into a revocable license agreement with KRG White Plains City Center, LLC, (Kite Realty Group), for use of the City Center Lobby at 5 City Place for the Annual Breast Cancer Fundraising Bake Sale Event on Friday, December 2, 2016, from 10:00 a.m. to 4:00 p.m., being sponsored by the City of White Plains Department of Recreation and Parks. **ADOPTED 7 - 0**

- 25. Communication from Chairman, Transportation Commission, in relation to amendment to the Traffic Ordinance at various locations around the City. **F/S**
- 26. Ordinance amending the Traffic Ordinance of the City of White Plains in relation to creating a “No Parking 10:00 A.M. to 11:00 A.M., Monday through Friday” Zone on the west side of Greenridge Avenue and modifying a “Two Hour Parking” Zone on the east side of Overlook Road. **ADOPTED 7 - 0**

RESOLUTIONS:

- 27. Communication from Commissioner of Building in relation to an application submitted by San Signs and Awnings on behalf of the Westchester Bank for approval to relocate an existing exterior sign to a higher level at 12 Water Street. **F/S**

ITEMS 28 - 37 F/S

- 28. Communications from Design Review Board
- 29. Commissioner of Planning
- 30. Planning Board
- 31. Commissioner of Public Safety
- 32. Commissioner of Public Works
- 33. Deputy Commissioner, Traffic Division
- 34. Transportation Commission
- 35. Commissioner of Parking
- 36. Westchester County Planning Board
- 37. Environmental Officer

- 38. Environmental Findings Resolution **ADOPTED**

- 39. Resolution of the Common Council of the City of White Plains approving the application submitted by San Signs and Drawings, on behalf of the Westchester Bank, (“Applicant”), tenant of property owned by 12 Water Street Associates, LLC, and located at 12 Water Street, for an amendment to an approved site plan to permit the relocation of an exterior, east facing, illuminated sign “The Westchester Bank” to a higher elevation above fifty (50) feet from where it is currently permitted under the existing site plan (from the existing 48 feet above grade to approximately 60 feet above grade). **ADOPTED**

- 40. Communication from Environmental Officer in relation to the Common Council declaring itself as Lead Agency on the environmental review of the project known as “The Boulevard” to be located on a development site of approximately 4.2 acres bounded by Maple Avenue, West Post Road and Rathbun Avenue, on the proposed construction of mixed-use commercial development and 12 residential dwelling units. **F/S**

- 41. Resolution of the White Plains Common Council declaring its intent to served as Lead Agency for the environmental review of the redevelopment of the project known as “The Boulevard” to be located on a development site of approximately

4.2 acres bounded by Maple Avenue, West Post Road, and Rathbun Avenue, and the White Plains Nissan Service Facility ("Project Site") of approximately 220,000 sq feet of mixed-use commercial development and 12 residential dwelling units. **ADOPTED**

- 42. Communication from the Mayor in relation to an agreement with the Westchester County Association on an initiative called the Sister Cities Smart Growth Compact. **F/S**

- 43. Resolution of the Common Council of the City of White Plains authorizing the Mayor or his designee, on behalf of the City of White Plains, to enter into an agreement with the Westchester County Association, known as the Sister Cities Smart Growth Compact, to work collaboratively with the three other Cities, Mount Vernon, New Rochelle and Yonkers, regarding Smart Growth Initiatives to share best practices, and to partner and collaborate on technology initiatives, such as planning a Community Broadband Map. **ADOPTED**

ITEM FOR REFERRAL:

- 44. Communication from Commissioner of Building in relation to an application submitted on behalf of Winbrook Phase I, LP, for a site plan amendment for the Building known as The Prelude, 301-303 Quarropas Street, to introduce a drop off zone for residents, and a security gate and signage for the parking area. **F/S AND REFERRED 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.**

- 45. Communication from Commissioner of Building in relation to an application submitted on behalf of Maple and Broadway Holdings, LLC, for an extension of the Site Plan and Special Permit approval for the project at 60 South Broadway. **F/S AND REFERRED 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.**

- 46. Communication from the City Clerk in relation to a petition submitted on behalf of WP Development NB, LLC, to amend the Zoning Ordinance to permit the re-development of 52 North Broadway to include multi-family rental housing units, graduate or professional school housing, and an assisted living/memory care facility. **F/S AND REFERRED TO LAW, BUILDING DEPT., DESIGN REVIEW BOARD, PLANNING DEPT., PLANNING BOARD, PUBLIC SAFETY, PUBLIC WORKS, TRAFFIC DIVISION, TRANSPORTATION COMMISSION, PARKING DEPT., CONSERVATION BOARD, WESTCHESTER COUNTY PLANNING BOARD AND ENVIRONMENTAL OFFICER.**

47. Communication from Commissioner of Building in relation to a petition submitted on behalf of Danone Foods, Inc., and the Dannon Company, Inc., to amend the Zoning Ordinance to add as a permitted use an Accessory Food Laboratory, on a parcel in the B-1 Zoning District, and Special "S" Zone, located at 100 Bloomingdale Road a/k/a 1 Maple Avenue. **F/S AND REFERRED TO LAW, PLANNING BOARD, AND ENVIRONMENTAL OFFICER.**
48. Communications from Commissioners of Public Works and Building Department, in relation in relation to an application submitted on behalf of One DeKalb LLC, for site plan approval to construct a 77 unit multifamily apartment building, and Special Permit to permit it to stand six stories high, which will require the de-mapping of a 4,522 parcel of City owned land which the applicant intends to purchase. **F/S AND REFERRED 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:

49. Communication from Commissioner of Building in relation to an application for a minor amendment to a previously approved site plan submitted on behalf of the Burke Rehabilitation Center which would add 49 new parking spaces within the main facilities parking area for staff and patient parking, and add back 15 parking spaces originally located in the parking area. **F/S/A**
50. Communication from Commissioner of Building transmitting a resolution adopted by the Historic Preservation Commission of the City of White Plains proposing that the Foster/Buckout Cemetery be designated as a Local Landmark, and scheduling a public hearing on the application. **F/S**