



**COMMON COUNCIL  
AGENDA  
REGULAR STATED MEETING  
JULY 1, 2019  
7:30 PM**

**LOCAL LAW:**

1. Communication from the Mayor in relation to the proposed Local Law Introductory No. 3 of 2019, to add a new chapter to the Municipal Code to establish a Sustainable Energy Loan Program (Open C-PACE).
2. Local Law Introductory No. 3 of 2019. A Local Law to add a new chapter to the Municipal Code of the City of White Plains to establish a Sustainable Energy Loan Program (Open C-PACE).
3. Resolution of the Common Council of the City of White Plains noticing a public hearing for August 5, 2019 in relation to a Local Law to add a new chapter to the Municipal Code in the City of White Plains to establish a Sustainable Energy Loan Program (Open C-PACE).

**ADJOURNED  
PUBLIC HEARING:**

4. Public Hearing in relation to the petition submitted on behalf of WP Development NB, Inc., to amend the Zoning Ordinance to create a new Planned Residential Development Zoning District and amend the Zoning Map classification from RM-1.5 to Planned Residential Development. **To Be Adjourned to September 3, 2019**

**PUBLIC HEARINGS:**

5. Public Hearing in relation to a petition to amend the Zoning Ordinance submitted on behalf of the Windward School to amend the Zoning Ordinance Section 5.3 with respect to the setback distance required between a parking lot and any rear or side yard.
6. Communications from Commissioner of Building
7. Design Review Board
8. Commissioner of Planning
9. Commissioner of Public Safety
10. Commissioner of Public Works
11. Deputy Commissioner of Parking

- 12. Transportation Commission
- 13. Commissioner of Parking
- 13a. Conservation Board
- 14. Westchester County Planning Board
- 15. Environmental Officer

16. Environmental Findings Resolution

- 17. Second Reading Ordinance amending an ordinance entitled, “The Zoning Ordinance of the City of White Plains” in relation to amending Section 5.3 Schedule of Dimensional Regulations - Non-Residential with respect to required yard setbacks for parking lots in the Campus Office District.

- 18. Communication from Commissioner of Building in relation to an application submitted on behalf of the Windward School proposing the adaptive reuse of an existing three story, 113,000 sq. ft. office building currently occupied by the March of Dimes, to relocate grades 1 - 5 from other campuses into the renovated facility.

- 19. Communications from Commissioner of Building
- 20. Design Review Board
- 21. Commissioner of Planning
- 22. Planning Board
- 23. Commissioner of Public Safety
- 24. Commissioner of Public Works
- 25. Deputy Commissioner of Parking
- 26. Transportation Commission
- 27. Commissioner of Parking
- 27a. Conservation Board
- 28. Westchester County Planning Board
- 29. Environmental Officer

30. Environmental Findings Resolution

- 31. Resolution of the Common Council of the City of White Plains approving the application submitted no behalf of the Windward School (“Applicant”), contract vendee of the property known as 1275 Mamaroneck Avenue, also known as Section 138.14, Block 12, Lot 32, for special permit and amended site plan approval to construct a private elementary school.

- 32. Public Hearing in relation to the application submitted by 3 Barker Avenue LLC, for a Governmental Use Permit to relocate the Department of Motor Vehicles to property known as 3 Barker Avenue.

- 33. Communications from Commissioner of Parking
- 34. Deputy Commissioner of Parking
- 35. Transportation Commission
- 36. Commissioner of Public Works
- 37. Planning Board
- 38. Westchester County Planning Board

39. City Clerk

40. Public Hearing in relation to a proposed amendment to the Senior Citizen Rent Increase Exemption (SCRIE) Program to increase income eligibility from \$30,000 to \$50,000, and establish a local Disability Rent Increase Exemption (DRIE) Program.

41. Second Reading Ordinance amending an ordinance entitled, "An ordinance providing for the abatement of taxes pursuant to Section 467-b of the Real Property Tax Law, as amended with respect to persons sixty-two years of age or older occupying dwelling units as defined in Section 467-b(1)(a) of the Real Property Tax Law" to expand the abatement to heads of the household who qualify as a person with a disability pursuant to Section 467-b(5) and increasing the maximum income limits for heads of household who are sixty-two years of age or older.

**SECOND READING  
ORDINANCES:**

42. Communication from Corporation Counsel in relation to the settlement of certain tax review proceedings.

43. Ordinance authorizing the settlement of certain tax review proceedings.

44. Communication from Corporation Counsel in relation to the retention of labor counsel from July 1, 2019 to June 30, 2020.

45. Ordinance of the Common Council of the City of White Plains authorizing the Corporation Counsel to retain labor counsel from July 1, 2019 to June 30, 2020.

46. Communication from Corporation Counsel in relation to the renewal of the annual contract with Thomas H. Slater Center, Inc., for the operation of the Thomas H. Slater Center.

47. Ordinance of the Common Council of the City of White Plains authorizing the Mayor to renew the annual contract with Thomas H. Slater Center, Inc., for the operation of the Thomas H. Slater Center.

48. Communication from Corporation Counsel in relation to a third amendment to declaration establishing a plan for condominium ownership for the White Plains City Center Condominium.

49. Ordinance authorizing the Mayor or his designee to execute the third amendment to declaration establishing a plan for condominium ownership for the White Plains City Center.

50. Communication from Corporation Counsel in relation to the contract between the City and the White Plains Downtown District Management Association to provide

supplemental services for the White Plains Downtown Business Improvement District.

51. Ordinance authorizing the Mayor, or his designee, to extend the contract with the White Plains Downtown District Management Association to provide supplemental services for the White Plains Downtown Business Improvement District.
52. Communication from Chairman, Capital Projects Board in relation to Capital Project No. C5541 entitled Miscellaneous Street Reconstruction FY 2020.
  - 52a. Communication from Environmental Officer
  - 52b. Environmental Findings Resolution
53. Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No. C5541 entitled Miscellaneous Street Reconstruction FY 2020.
54. Bond Ordinance dated July 1, 2019, authorizing the issuance of \$607,500 aggregate principal amount serial bonds of the City of White Plains, County of Westchester, State of New York, to finance the costs of the reconstruction of City streets.
55. Communication from Chairman, Capital Projects Board in relation to Capital Project No. C5542 entitled Rolling Stock Acquisition Heavy Duty and W5543 entitled Rolling Stock Acquisition Heavy Duty Vehicles FY 2020.
56. Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No. C5542 entitled Rolling Stock Acquisition Heavy Duty Vehicles FY 2020 and Capital Project No. W5543 entitled Rolling Stock Acquisition heavy Duty Vehicles and Equipment FY 2020.
57. Bond Ordinance dated July 1, 2019, authorizing the issuance of \$2,141,200 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 of heavy duty vehicles for maintenance and construction.
58. Communication from Chairman, Capital Projects Board in relation to Capital Project No. SW5544 entitled Miscellaneous Sanitary Sewer Reconstruction FY 2020.
  - 58a. Communication from Environmental Officer
  - 58b. Environmental Findings Resolution
59. Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No. SW5544 entitled Miscellaneous Sanitary Sewer Reconstruction FY 2020.

60. Bond Ordinance dated July 1, 2019, authorizing the issuance of \$909,000 aggregate principal amount serial bonds of the City of White Plains, County of Westchester, State of New York, to finance the costs of the improvements to the City's sanitary sewer system.
61. Communication from Chairman, Capital Projects Board in relation to Capital Project No. C5546 entitled Electronic Device Replacement: Fire and Police FY 2020.
62. Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No. C5546 entitled Electronic Device Replacement FY 2020.
63. Bond Ordinance dated July 1, 2019, authorizing the issuance of \$101,000 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 of police and fire alarm systems and signal systems.
64. Communication from Chairman, Capital Projects Board in relation to Capital Project No. C5547 entitled "Interview Room Video Surveillance".
65. Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No. C5547 entitled "Interview Room Video Surveillance".
66. Bond Ordinance dated July 1, 2019, authorizing the issuance of \$76,000 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 of equipment, machinery and apparatus.
67. Communication from Commissioner of Public Works in relation to a proposed water main easement tendered by the White Plains Housing Authority over a portion of their property.
68. Ordinance accepting a twenty foot wide water main easement tendered by the White Plains Housing Authority over a portion of their property (Also known as a part of Section 125.83, Block 7, Lot 1, on the Tax Assessment Maps of the City of White Plains).
69. Communication from Commissioner of Public Works in relation to the closure of certain public streets and appropriate parking restrictions on July 20, 2019 for the Slater Center's Community Day Festival.
70. Ordinance of the Common Council of the City of White Plains authorizing the closure of Fisher Court between Quarropas Street and Dr. Martin Luther King Jr. Boulevard on July 2, 2019 for the Slater Center Community Day Festival.

71. Communication from Deputy Commissioner of Public Safety in relation to an agreement between the City and the Society for the Prevention of Cruelty to Animals of Westchester, Inc., to provide municipal shelter services for dogs and cats.
72. Ordinance of the Common Council of the City of White Plains extending for an additional three years the City's agreement with the Society for the Prevention of Cruelty to Animals of Westchester, Inc., to provide municipal shelter services for dogs and cats pursuant to the New York State Agricultural and Markets Law.
73. Communication from Deputy Commissioner of Public Safety in relation to an amendment to the Municipal Code entitled, "Hawkers, Peddlers and Solicitors" with respect to a license.
74. Ordinance amending Chapter 4-9 of the White Plains Municipal Code entitled "Hawkers, Peddlers and Solicitors" with respect to a license.
75. Communication from Commissioner of Planning in relation to a license agreement with Westchester Community College for the White Plains Education and Training Center.
76. Ordinance authorizing the Mayor or his designee to sign a license agreement with Westchester Community College for use of certain space at the White Plains Education and Training Center.
77. Communication from Commissioner of Planning in relation to a Community Development Special Rehabilitation Grant to Lifting Up Westchester for repairs to Samaritan House Women's Shelter at 33 Church Street.
78. Ordinance authorizing a Community Development Special Rehabilitation Grant not to exceed \$66,000, to Lifting Up Westchester, for necessary repairs to Samaritan House Women's Shelter located at 33 Church Street.
79. Communication from Budget Director in relation to the transfer of funds and amendment to the FY 2018 - 2019 General Fund Budget to increase reserves for liability claims.
80. Ordinance of the Common Council of the City of White Plains authorizing the transfer of funds and amendment of the FY 2018 - 2019 General Fund Budget to increase reserves for liability claims.
81. Communication from Budget Director in relation to the transfer of funds and amendment to the FY 2018-2019 General Fund Budget to accrue estimated outstanding union settlements.
82. Ordinance of the Common Council of the City of White Plains authorizing the transfer of funds and amendment to the FY 2018-2019 General Fund Budget to accrue estimated outstanding union settlements.

83. Communication from Director, Youth Bureau, in relation to a contract with the Westchester/Putnam Workforce Investment Board to accept an award in the amount of \$44,357, to operate the TANF Summer Youth Employment Program.
84. Ordinance authorizing the Mayor, or his designee, to enter into a contract with the Westchester/Putnam Workforce Investment Board to accept an award to operate the TANF Summer Youth Employment Program and to authorize the Budget Director to amend the FY 2019/2020 Youth Development Fund to reflect this grant.
85. Communication from Director, Youth Bureau, in relation to a contribution in the amount of \$5,000 from the Friends of the Youth Bureau to be used for the Summer Stem Camp for middle school students.
86. Ordinance of the Common Council of the City of White Plains approving the sponsorship by the City (through the Youth Bureau) of the Summer Stem Camp for middle school students at Church Street Elementary School, accepting a contribution of \$5,000 from the Friends of the Youth Bureau for the Program, and authorizing the Mayor to direct the Budget Director to increase the estimated revenue and appropriations, and to amend the Fiscal Year 2019-2020 Youth Development Fund.
87. Communication from Director, Youth Bureau, in relation to a contract with Career Visions Institute, Ltd. To teach 40 youth the Sexual Risk Avoidance Education Program Curriculum.
88. Ordinance of the Common Council of the City of White Plains, authorizing the Mayor, or his designee, to enter into a contract on behalf of the City, with Career Visions Institute, Ltd., to teach 40 youth the Sexual Risk Avoidance Education Program Curriculum.
89. Communication from Director, Youth Bureau, in relation to a contract with Friends of the White Plains Youth Bureau to accept an award not to exceed \$40,000 to provide summer jobs for up to twenty five youth.
90. Ordinance authorizing the Mayor, or his designee, to enter into a contract with the Friends of the White Plains Youth Bureau to accept an award to provide summer jobs for up to twenty five youth between 14 and 21 years of age, and to authorize the Budget Director to amend the FY 2019-2020 Youth Development Fund to reflect this grant.
91. Communication from Acting Chair, Transportation Commission, in relation to a proposed amendment to the Traffic Ordinance on Gedney Circle.
92. Ordinance amending the Traffic Ordinance of the City of White Plains in relation to creating "No Parking 10:00 A.M. to 11:00 A.M. Monday through Friday" Zone on Gedney Circle.

**RESOLUTIONS:**

- 93. Communication from Corporation Counsel in relation to an application submitted on behalf of “little drunken chef” for a Special Permit for Cabaret Use at 91 Mamaroneck Avenue.
  
- 94. Resolution of the Common Council of the City of White Plains scheduling a public hearing for August 5, 2019 in relation to the application submitted by Little Dirty Grinder Inc., d/b/a “little drunken chef”, for a Special Permit to operate an Accessory Cabaret at property known as 91 Mamaroneck Avenue.
  
- 94a Communication from Corporation Counsel in relation to the scheduling of a public hearing on an application submitted on behalf of La Botte Restaurant for a Special Permit for Outdoor Dining at 14 Martine Avenue.
  
- 94b. Communication from Commissioner of Building
  
- 94c. Resolution of the Common Council of the City of White Plains scheduling a public hearing for August 5, 2019 in relation to the application submitted on behalf of La Botte Ristorante (“Applicant”), for a Special Permit for Outdoor Dining associated with the restaurant on private property located at 14 Martine Avenue.
  
- 95. Communication from Commissioner of Building in relation to an application submitted on behalf of Saber Chauncey WP, LLC Venture Partnership, for an extension of the Special Permit and Site Plan Approval for a proposed multi-family residential project located at Westchester Avenue between Westchester Avenue and Franklin Avenue, known as “The Collection.”
  
- 96. Communications Design Review Board
- 97. Commissioner of Planning
- 98. Planning Board
- 99. Commissioner of Public Safety
- 100. Commissioner of Public Works
- 101. Deputy Commissioner of Parking
- 102. Transportation Commission
- 103. Commissioner of Parking
- 104. Westchester County Planning Board
- 105. Environmental Officer
  
- 106. Environmental Findings Resolution
  
- 107. Resolution of the Common Council of the City of White Plains extending for one (1) year the Special Permit and Site Plan Approval granted on April 2, 2018, approving the application submitted on behalf of Saber Chauncey WP, LLC to construct a project known as “The Collection.”



108. Communication from Commissioner of Building in relation to an application submitted on behalf of the Hebrew Institute of White Plains for an amendment to a previously approved site plan to permit the expansion and renovation of the existing Place of Worship.
109.           Communications                           Design Review Board  
 110.   Commissioner of Planning  
 111.   Planning Board  
 112.   Commissioner of Public Safety  
 113.   Commissioner of Public Works  
 114.   Deputy Commissioner of Parking  
 115.   Transportation Commission  
 116.   Commissioner of Parking  
 117.   Environmental Officer
118.           Environmental Findings Resolution
119.           Resolution of the Common Council of the City of White Plains approving the application of the Hebrew Institute of White Plains seeking approval of a site plan amendment for a project to improve and modify their facilities.
120. Communication from Commissioner of Building in relation to an application submitted on behalf of of MG RMC Main LLC, for a site plan amendment for 50 Main Street, 34 South Lexington Avenue and 1-11 Martine Avenue, for a mixed use development to be known as City Square (formerly Westchester Financial Center).
121.           Communications                           Design Review Board  
 122.   Commissioner of Planning  
 123.   Planning Board  
 124.   Commissioner of Public Safety  
 125.   Commissioner of Public Works  
 126.   Deputy Commissioner of Parking  
 127.   Transportation Commission  
 128.   Commissioner of Parking  
 129.   Westchester County Planning Board  
 130.   Environmental Officer
131.           Environmental Findings Resolution
132.           Resolution of the Common Council of the City of White Plains (1) approving the application for the project known as City Square submitted on behalf of MG RMC MAIN LLC for an amendment to an approved site plan to; (A) construct new retail/commercial addition and create new lobby, fitness center, café and outdoor seating at the property known as 50 Main Street; (B) convert a portion of existing building to mixed-use consisting, in part, of 188 new luxury rental apartments with 6 percent dedicated affordable housing units and construct new retail space at the property known as 1-11 Martine Avenue; and ( C) construct new retail/restaurant space and renovate and expand elevated private park at property known as 34 South Lexington Avenue; and (2) imposing a fee-in-lieu of providing adequate park space of \$535,500.

133. Communication from Deputy Commissioner of Parking in relation to a supplemental agreement to transfer funds for the Downtown White Plains Transit District Pedestrian and Bicycle Improvements Project.
134. Resolution of the Common Council of the City of White Plains authorizing the implementation of the Federal-Aid and State "Marchiselli" Program-Aid eligible costs, of a Transportation Federal-Aid Project, for the Downtown White Plains Transit District Pedestrian and Bicycle Improvements.

**ITEMS FOR REFERRAL:**

135. Communication from Commissioner of Building in relation to an application submitted on behalf of 37 DeKalb Owner, LLC for a Special Permit and Site Plan Approval for the adaptive reuse of a former nursing home to residential housing.
136. Communication from Commissioner of Building in relation to an application submitted on behalf of Southern Land Company, LLC, for the proposed redevelopment of 250 Mamaroneck Avenue, currently occupied by the YMCA, to a multi-story residential building.
137. Communication from Commissioner of Building in relation to an application submitted on behalf of Chester WP LLC, for an extension for a previously approved site plan to construct a commercial building at 6-8 Chester Avenue.

**ITEMS FOR INFORMATION:**

138. Communication from Budget Director transmitting the City's Summary Adopted Budget for Fiscal Year 2019/2020.