

A Regular Stated Meeting of the Common Council held Monday, January 5, 2026 called for seven thirty o'clock. Mayor Brasch presiding and the following members present: Mr. Frei-Pearson Mr. Payne Ms. Presser Ms. Santiago Mr. Wolff.

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Mayor Brasch called Judge Press to the floor to administer the Mayor's Oath, and those of the newly reelected Richard Payne, and newly elected Councilwoman Alicea Santiago and Councilman Nick Wolff.

Mayor Brasch then asked for Nominations to Common Council President.

Mr. Frei-Pearson nominated Victoria Presser.  
Ms. Santiago seconded the motion.  
Carried.

Mayor Brasch moved to close the nominations.  
Ms. Santiago seconded the motion.  
Carried.

Mayor Brasch moved to appoint Victoria Presser as Common Council President.  
Ms. Santiago seconded the motion.  
Carried.

Mayor Brasch congratulated Council President Presser and administered her oath.

Mayor Brasch recognized the two Youth Bureau Youths of the Year, Brandon Archer and Leo Kennedy.

Council President Presser offered the Consent Agenda of Items 1-2 and 17-42 requested unanimous consent to consider for action the ordinances on for a first reading. She further moved to adopt those ordinances and resolutions; approve all appointments; file and spread all communications and to refer those that are necessary to the appropriate City Departments, Boards and Commissions, and file Any Attachments.

Unanimous consent granted.

Mr. Payne seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, Mr. Payne Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor.

Communication from Mayor Brasch.



“THE BIRTHPLACE OF THE STATE OF NEW YORK”  
OFFICE OF THE MAYOR

JUSTIN C. BRASCH  
MAYOR

t: 914.422.1411  
f: 914.422.1395

TO THE HONORABLE MEMBERS OF THE COMMON COUNCIL

I hereby submit the nomination of Wade Hardy for the position of Commissioner of Public Safety of the City of White Plains, effective January 6, 2026. In accordance with Section 8 of the Charter, your consent to this appointment is requested.

Sincerely,

Justin C. Brasch  
Mayor

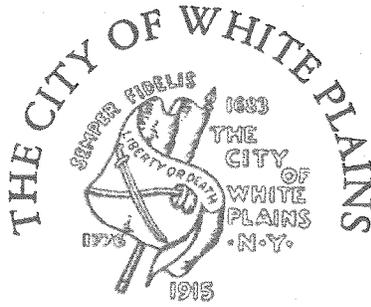
Dated: for the January 5, 2026  
Common Council Meeting

Council President Presser moved that it/they be filed and spread in full upon the minutes.

Mr. Frei-Pearson seconded the motion.

Carried.

Communication from Mayor Brasch.



**"THE BIRTHPLACE OF THE STATE OF NEW YORK"  
OFFICE OF THE MAYOR**

**JUSTIN C. BRASCH**  
MAYOR

t: 914.422.1411  
f: 914.422.1395

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

In the absence of a Corporation Counsel of the City of White Plains, acting pursuant to the authority vested in me under Section 8 of the City of White Plains Charter, I am appointing Senior Assistant Corporation Counsel Doreen Rich to also serve as acting Corporation Counsel effective January 6, 2026. This appointment will terminate upon the appointment of a Corporation Counsel or upon my prior termination of this appointment. Your consent to this appointment is requested.

Sincerely,

  
Justin C. Brasch  
Mayor

Dated: for the January 5, 2026  
Common Council Meeting

Council President Presser moved that it/they be filed and spread in full upon the minutes.

Mr. Frei-Pearson seconded the motion.

Carried.

The Mayor announced a public hearing in relation to an application submitted on behalf of Life Time for a special permit and for an amendment to a site plan in an "S" Zone as approved and amended by the Common Council with respect to property known as One Maple Avenue White Plains NY.

Mr. Frei-Pearson moved that the hearing be opened.

Council President Presser seconded the motion.

The Mayor declared the hearing opened and asked if anyone wished to be heard.

The Mayor granted the pleasure of the floor to William Null, attorney for the applicant and Ashley Astor of Life Time and the following speakers:

Alan Holstein            24 Northdale Avenue White Plains

Mr. Frei-Pearson moved that the hearing be closed.

Council President Presser seconded the motion.

Carried.

Communications from Commissioner of Building, Design Review Board, Commissioner of Planning, Planning Board, Commissioner of Public Safety, Commissioner of Public Works, Deputy Commissioner of Parking, Transportation Commission, Commissioner of Parking, and Westchester County Planning Board.

**THOMAS M. ROACH  
MAYOR**



**DEPARTMENT OF BUILDING**  
70 Church Street, White Plains, New York 10601  
Phone: (914) 422 - 1269 \* Fax: (914) 422 - 1471

**Damon A. Amadio, P.E.**  
**Commissioner**

**Kevin M. Hodapp, P.E.**  
**Deputy Commissioner**

TO THE HONORABLE THOMAS M. ROACH, MAYOR  
AND MEMBERS OF THE COMMON COUNCIL OF THE  
CITY OF WHITE PLAINS

Per referral by the Common Council on December 1, 2025, the Department of Building has reviewed an application for a Site Plan Amendment and Special Permit Approval associated with the establishment of a "Health Club" at One Maple Avenue.

This site is located in the B-1 (Business) Zoning District and is also known and designated on the tax assessment map of the City of White Plains as Section 128-77, Block 2, Lot 2.

This department has no objection to requested approvals being granted.

Respectfully Submitted,

\_\_\_\_\_  
Damon A. Amadio  
Commissioner of Building  
Dated: December 17, 2025



DESIGN REVIEW BOARD

70 Church Street, White Plains, New York 10601

Phone: (914) 422 - 1269 \* Fax: (914) 422 - 1471

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THOMAS M. ROACH  
Mayor

KENT JOHNSON  
Chairman

DAMON A. AMADIO, P.E.  
Commissioner of Building

KEVIN M. HODAPP, P.E.  
Deputy Commissioner of Building

NICK PUJA  
Secretary

December 15, 2025

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

Dear Mayor and Council Members:

The Design Review Board, at its meeting on December 8, 2025, reviewed an application for a Site Plan Amendment and Special Permit approval associated with the establishment of a "Health Club" located at 1 Maple Ave, White Plains, NY.

OUTCOME: Design Review Board reviewed this application and recommends the approval as submitted with the following comments.

1. Sign design / concept approved.
2. Applicant to return with final signage details for Boards review prior to sign permit being issued.

**Kent Johnson**

Kent Johnson, Member  
Design Review Board



**PLANNING DEPARTMENT**

70 Church Street , White Plains, New York 10601  
(914) 422-1300 Fax: (914) 422-1301  
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THOMAS M. ROACH  
MAYOR

CHRISTOPHER N. GOMEZ, AICP  
COMMISSIONER

JUDITH MEZEY  
DEPUTY COMMISSIONER

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

**SUBJECT: LIFE TIME  
1 MAPLE AVENUE  
APPLICATION FOR SITE PLAN AMENDMENT AND  
SPECIAL PERMIT FOR A HEALTH CLUB**

By letter dated November 17, 2025, William S. Null, on behalf of Life Time White Plains (the “Applicant”) and prospective tenant of 1 Maple Avenue, aka The Source, submitted an application for a Site Plan Amendment and a Special Permit for a “health club.” The Applicant proposes to operate Life Time White Plains as a satellite facility to the existing Life Time location in Harrison, NY. The project involves renovating approximately 60,000 square feet of existing third-floor space, formerly occupied by Raymour & Flanigan, into a comprehensive health and wellness center. The renovated facility will include fitness and yoga studios, a performance and longevity clinic, cold-plunge and hot-tub amenities, a steam room and sauna, and a small café.

The six-acre property known as The Source contains a four-story commercial building and includes existing businesses such as Whole Foods, The Cheesecake Factory, Dick’s Sporting Goods, the New York State Department of Motor Vehicles, the Hudson Gateway Association of Realtors, Inc. and the headquarters of The Dannon Company, Inc. The building is situated at the southwest corner of Bloomindale Road and Maple Avenue, and is located within the B-1 Restricted Business Zoning District. The property is designated as a Special “S” Zone which imposes a parking requirement of 3.0 parking spaces per 1,000 square feet of gross floor area, a maximum building height of 80 feet, and a maximum total of 280,360 square feet of gross floor area on site.

Pursuant to Section 6.2.2.7 of the Zoning Ordinance, “health clubs” located outside the Central Parking Area require a special permit from the Planning Board. However, because the property is situated within a Special “S” Zoning District, Section 3.6.2 of the Zoning Ordinance requires that any amendments or changes to properties in such districts be treated as substantial amendments to approved site plans. As the original site plan for The Source was approved by the Common Council, any amendments must likewise receive Common Council approval. Accordingly, to streamline the review process, the requested site plan amendment and the associated special permit is subject to the Common Council’s review and approval.

The Planning Department has reviewed the application for compliance with Section 6.5 Special Permit Standards, Section 6.7.18 Individual Standards and Requirements for “Health Clubs”, and Section 7.5 Site Plan Standards of the Zoning Ordinance, and offers the following comments and recommendations for Common Council consideration:

## **I. CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The proposed Life Time of White Plains is consistent with the City’s Comprehensive Plan, One White Plains, which emphasizes the importance of supporting neighborhood quality of life by providing convenient local access to goods and services while fostering community interaction and economic activity (liveWP). The project is consistent with the following specific plan initiatives:

*workWP 2: Promote economic diversification to expand and strengthen the presence of various industry and employment sectors.*

*workWP 8: Explore innovative approaches to attract new anchor employers to White Plains.*

Accordingly, the Planning Department finds that the proposed project is consistent with the goals of the City’s Comprehensive Plan.

## **II. ZONING COMPLIANCE**

### **5.2 Schedule of Use Regulations**

A “health club” is a special permit use in the Restricted Business “B-1” Zoning District.

### **6.5 Special Permit Standards**

6.5.1 *The location and size of the special permit "use," the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to "streets" giving access to it are such that it will be in harmony with the appropriate and orderly development of the area in which it is located.*

The proposed health club will be encompassed within the existing footprint of the building, and will be located entirely within the former retail space of Raymour and Flanigan on the 2nd level (third floor) of the building. Therefore, the proposed use will be in harmony with the appropriate and orderly development of the area.

6.5.2 *The location, nature and "height" of "buildings," walls and fences and the nature and extent of existing or proposed plantings on the site are such that the special permit "use" will not hinder or discourage the appropriate development and "use" of adjacent land and "buildings."*

There will be no increase in the height of the existing building in connection with the proposed health club. The Applicant proposes to install 16 new windows along the façade of the building facing Maple Avenue in order to bring natural light into the health club (see drawing by CPG Architects – Level 2 Window Study, dated October 9, 2025). Therefore, the special permit will not hinder or discourage the appropriate development and use of adjacent land and buildings.

6.5.3 *Operations in connection with any special permit "use" will not be more objectionable to nearby properties by reason of noise, traffic, fumes, vibration or other characteristics than would be the operations of permitted "uses" not requiring a special permit.*

The Applicant submitted an Acoustic Testing Report, dated September 10, 2024, and revised September 24, 2025, to evaluate how typical gym-related noises would affect the office tenants above and the retail store below. Tests were conducted to assess the building's response to impact energy and sound transmission, and a series of recommendations were made aiming to reduce the potential for high noise levels and to provide the most feasible acoustic solutions while working within the confines of the existing structure.

Impact Noise Transmission

Impact noise transmission refers to the sound and vibration that travel through a building's structure when a physical force makes contact with a surface. When heavy weights were dropped on the existing slab floor,<sup>1</sup> the noise and vibrations were clearly heard in the spaces above and below. Placing a 3-inch thick mat significantly reduced the noise to barely audible for both the offices above and the retail store below.<sup>2</sup> However, there was still clear audibility of low-frequency thuds that rattled lights in the ceiling in the retail space below. To reduce these vibrations, specialized crash pads will need to be installed where heavy weight racks will be placed (see A152). The study concluded that a significant buildup of softer materials (at least 3-inches) to cushion the impact of dropped weights will be necessary to reduce noise and vibration. For lighter activity areas, like treadmills or cardio equipment, a thinner 1-inch fitness tile is enough to handle minor noise impacts.

Airborne and Sound Transmission

Airborne sound transmission is the movement of sound through the air from one space to another. A test utilizing "pink noise" (broadband static) indicated that the building's existing concrete slab and ceiling assembly provide substantial sound attenuation. Normal activities, such as background music or moderate conversation, are unlikely to be clearly audible in the office space above or the retail space below. For louder activities, such as fitness classes with occasional shouting, the study recommended gypsum board with sound batting and specialty sound barrier ceiling design schemes<sup>3</sup> (see the Acoustic Isolation Plan A152-A155).

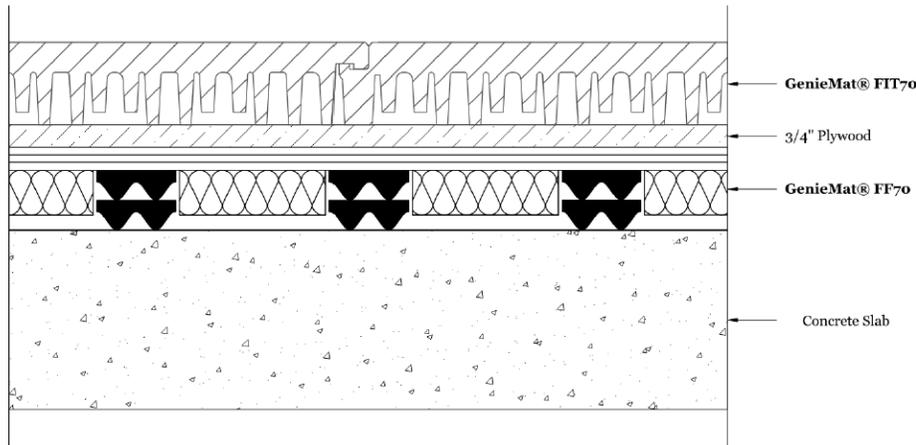
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<sup>1</sup> A 35lb weight was dropped from approximately 18" above the floor in the existing Level 2, third floor space.

<sup>2</sup> Weight drops occurred on the existing slab as well as on three (3) potential fitness tile options for mitigating impact noise transmission, which included a 1" thick Pliteq FIT30 tile, 3" thick Pliteq FIT70 tile, and a 3" thick Pliteq xFIT70 tile.

<sup>3</sup> The sound barrier ceiling should consist of two layers of 5/8" gypsum board suspended from spring and neoprene isolators similar to Mason 30N selected for a static deflection of 1." A blanket of sound batting should be provided within the ceiling space. Piping, duct, conduit, etc. penetrations through any acoustic walls or ceiling should be made resilient to maintain sufficient airborne noise attenuation and to minimize structure borne energy transmission. Penetrations should be made using oversize openings, with the resultant airspace stuffed with insulation and sealed using non-hardening caulk or a mastic putty.

Furthermore, for the high-noise group fitness spaces, the study recommended that both a “floor buildup” system<sup>4</sup> and sound barrier ceiling be installed (see diagram, below), and interior studio walls consist of specialty material to minimize noise and vibration levels (see A152-A155).



According to the study, it will still be critical that all speakers are isolated and subwoofers be avoided. The sound systems for each space should include a volume limiter programmed to prevent excessive overall volume and sound levels at specific low-frequencies to ensure inaudibility in the neighboring spaces.

Moreover, access panels should be avoided if possible as these represent acoustic weak points in the ceiling assembly. All HVAC ducting should be contained below the isolated ceiling assemblies to minimize penetrations.

### Conclusion

In conclusion and based on the findings of the Applicant’s Acoustic Testing Report, dated September 10, 2024 and revised September 24, 2025, the Planning Department finds that noise levels will be acceptable provided that the Applicant complies with and implements the recommendations found in the Acoustic Testing Report and accompanying Acoustic Isolation Plans (A152-A155). At a minimum, the Planning Department recommends the following:

- 3-inch thick mats to cushion the impact of dropped weights in applicable areas (see A152);
- “Floor buildup” systems, as described on pages 5 and 6 of the Acoustic Testing Report, in applicable areas (see A152);
- Sound barrier ceilings, where applicable (see A152-A155), but for all high noise fitness spaces;
- Access panels should be avoided, where possible, as these represent acoustic weak points in the ceiling assembly. All HVAC ducting should be contained below the isolated ceiling

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<sup>4</sup> This floor buildup should consist of “Pliteq FF50” rollout mats with 3/4-inch plywood laid atop and then a “GenieMat FIT70” as the floor finish (see diagram below and A152). It is noted that lifting or replacing the existing concrete slab (“jack-up slab”) to create an isolated concrete slab is not structurally feasible.

assemblies to minimize penetrations; and

- Where applicable, but in all high noise fitness spaces, isolate speakers, prohibit subwoofers and install volume limiters programmed to prevent excessive overall volume to ensure inaudibility in the neighboring spaces.
- The relevant sections of the City's Noise Ordinance (Section 3-4-2 and 3-4-3) shall be followed.

Moreover, the Planning Department notes that The Source is a fully commercial building with no residential component. The office tenants directly above are less likely to experience disruptive noise from the gym, particularly with the installation of appropriate ceiling and floor materials designed to limit both airborne and impact sound transmission. In addition, the typical operating hours of the office uses (9 AM - 5 PM) largely overlap with the gym's off-peak periods, as gyms generally experience their highest usage in the early mornings and evenings. Finally, the retail tenant below is a large big-box store, where occasional loud noises are generally less intrusive and less likely to interfere with daily operations.

6.5.4 *"Parking lots" will be of adequate size for the particular special permit "use," properly located and suitably screened from adjoining residential "uses," and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety.*

The Applicant submitted a Traffic and Parking Study, dated August 27, 2024, prepared by DTS Provident Design Engineering, LLP. A health facility would typically require approximately 260 parking spaces (or approximately 4.5 spaces per 1,000 square feet of gross floor area).<sup>5</sup> The Planning Department notes that the parking requirement for this Special "S" Zone is 3.0 parking spaces per 1,000 square feet of gross floor area, or 171 spaces.

The existing 4-level parking structure provides 1,025 total spaces (3.6 spaces per 1,000 square feet of floor area) to serve the building's various commercial tenants.<sup>6</sup> Since a uniform parking multiplier may inaccurately estimate demand across the different uses, an analysis of current parking utilization at various times of the day was necessary to determine if sufficient capacity exists for Life Time.

The parking analysis revealed substantial excess capacity throughout the weekday.<sup>7</sup> At peak times (between 12:00 PM and 3:00 PM), maximum occupancy was 296 spaces, leaving 729 vacant spaces, out of the 1,025 total, or a 71% vacancy rate.

Specifically, the vacant space count was:

- 10:20 AM: 805 vacant spaces
- 12:10 PM: 740 vacant spaces
- 2:28 PM: 729 vacant spaces (Peak Occupancy)
- 5:30 PM: 860 vacant spaces

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<sup>5</sup> Institute of Transportation Engineers (ITE) Parking Generation Manual 6th Edition.

<sup>6</sup> The parking structure has four (4) levels: "G", "1", "2, and "3." Whole Foods, the DMV and the Cheesecake Factory are on "Level G" or the 1st floor. Dicks Sporting Goods is on "Level 1" or the second floor. Life Time would be on "Level 2" or the third floor. Dannon and HGAR are on "Level 3" or the 4<sup>th</sup> Floor of the parking structure.

<sup>7</sup> Weekend parking is not an issue, as all of the major offices (DMV and Danone) are closed.

The majority of the existing demand was observed on Level 1 (2nd floor), attributed to the Department of Motor Vehicles. Notably, the floor on which Life Time is proposed, Level 2 (3rd floor), had an 88% vacancy rate<sup>8</sup> during the peak time. Also, Level 2 contains 356 parking spaces, well in excess of the required number of spaces for a health club use (at 171 or 260). Moreover, the peak demand for a health club, generally after 5:00 PM, will be offset by the reduced demand from other building tenants who have closed for the day (significantly, the DMV, which closes at 5:00 PM).

Accordingly, the Planning Department finds that there is sufficient capacity available within the parking garage to support Life Time.

No changes are proposed to the entrances and exit drives to and from the parking garage. However, the Applicant will install new wayfinding signage for all commercial tenants at appropriate locations throughout the building's lobby and parking garage, as well as replace the existing pylon sign with a new and more modern pylon sign<sup>9</sup> for the entire building. All reference to Raymour & Flanigan will be replaced with Life Time.

#### 6.7.18 "Health Clubs"

Pursuant to Section 2.4 of the Zoning Ordinance, a "health club" is defined as *membership facilities designed and used for body conditioning and rehabilitation, including activities such as aerobic and related class exercises. "Health Clubs" may contain equipment such as swimming pools, whirlpools, saunas, steam rooms, showers, locker facilities and, as an "accessory use," a health food bar.*

The Planning Department notes that the Common Council, as the approving agency, need only give consideration to and generally be guided by the following individual standards and requirements for "Health Clubs."

- 6.7.18.1 *Any masseur or masseuse employed by a "health club" shall be licensed in accordance with Article 155 of the New York State Education Law, and any physical therapist shall be licensed in accordance with Article 136 of the New York State Education Law, and proof of such license shall be clearly displayed in the "Health Club."*

The Applicant shall comply with this standard.

- 6.7.18.2 *The approving agency shall establish a minimum number of supervisory personnel to be present during the hours of operation of a "health club." The minimum number shall be based on the "floor area" of the "health club," the number of members and the types of equipment available.*

This standard is noted.

- 6.7.18.3 *A "health club" shall be located within a totally enclosed and soundproofed "structure."*

As was discussed in detail in Section 6.5.3, above, the Applicant shall implement an acoustical

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<sup>8</sup> Parking utilization counts taken on Level 2 (floor 3), specifically, showed there were 313 spaces available at 10:20 AM, 312 spaces available at 12:10 PM, 315 spaces available at 2:28 PM, and 339 spaces available at 5:30 PM, or an 88% to 95% vacancy rate.

<sup>9</sup> Internally illuminated LED 6500k

mitigation strategy, as outlined in the Acoustic Testing Report, dated September 10, 2024 and revised September 24, 2025 and illustrated in the Acoustic Isolation Plans, dated October 24, 2025.

6.7.18.4 *No cooking or alcoholic beverages shall be permitted in any health food bar, nor shall the area utilized by the health food bar exceed 5% of the "gross floor area" of the "health club."*

The proposed café does not exceed 5% of the gross floor area of the health club and does not include the sale of alcoholic beverages, in compliance with this section. Smoothies and light bites will be offered.

## **7.5 Site Plan Standards**

According to the Applicant, the proposed health club will not require substantial changes to the architecture of The Source. The Applicant proposes to install 16 new windows along the façade of the building facing Maple Avenue in order to bring natural light into the health club (see drawing by CPG Architects – Level 2 Window Study, dated October 9, 2025).

7.5.1 *Conformity of all proposals with this Ordinance and with the goals of the "Comprehensive Plan."*

The proposed health care facility conforms with the City's Comprehensive Plan (see Section I, above).

7.5.2 *Safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site. At least the following aspects of the "site plan" shall be evaluated to determine conformity to this standard:*

7.5.2.1 *The effect of the proposed development on traffic conditions on existing "streets."*

The Source is currently accessed by two signalized driveways, one along Bloomingdale Road and one along Maple Avenue, opposite Paulding Street. An unsignalized driveway along Maple Avenue provides access to the loading area. The Maple Avenue signalized accessway includes two entering lanes and three exit lanes, consisting of two left turn lanes and one right turn lane. Along Bloomingdale Road, the northbound approach provides one left turn lane and two through lanes while the southbound approach consists of two through lanes and a right turn lane.

The Applicant's Traffic Study, dated August 27, 2024, assessed the potential impact on traffic of the proposed Life Time health club. The analysis established the 2026 No-Build traffic volumes by seasonally adjusting existing August 2024 traffic counts to represent September conditions and then growing those figures by a 0.5 percent per year (based on NYSDOT data) to 2026. The projected trips for the facility were calculated using standard rates from the ITE's *Trip Generation* manual. To ensure a conservative analysis, the study assumed no credit for the existing Raymour and Flanigan traffic, treating the Life Time trips as entirely new volume. Furthermore, all site-generated traffic was conservatively assumed to enter and exit the property via the single, key driveway on Bloomingdale Road

for capacity testing.<sup>10</sup> The resultant 2026 Build Traffic Volumes were then analyzed using Synchro software on the Bloomingdale Avenue / The Source Parking Garage intersection. The analysis concluded that the intersection will continue to operate at an acceptable Level of Service (LOS), with overall conditions at LOS A and certain individual movements operating at LOS B.

Accordingly, the Planning Department finds that the proposed project will not significantly impact traffic operations in the area.

7.5.2.2 *The number, locations and dimensions of vehicular and pedestrian entrances, exits, drives and walkways.*

Vehicular access to the building exists via two signalized driveways, one on Bloomingdale Road and one on Maple Avenue. These access points remain unchanged.

Pedestrian entrances to the building, one on Bloomingdale Road and one on Maple Avenue, remain unchanged. Pedestrian access from the parking structure to Life Time and the other retail stores and offices also remains unchanged and is provided on all parking levels, on the easterly and northerly side of the parking structure.

The Applicant will install new wayfinding signage for all commercial tenants at strategic and appropriate locations throughout the building's lobby and parking garage, as well as replace the existing pylon sign with a new and more modern pylon sign for the entire building. All reference to Raymour & Flanigan will be replaced with Life Time.

7.5.2.3 *The visibility in both directions at all exit points of the site.*

Visibility into and out of the site remains unchanged from existing conditions and is adequate.

7.5.2.4 *The location, arrangement and adequacy of off-“street” “parking lots,” which shall, at a minimum, meet the requirements of Section 8 of this Ordinance.*

The Planning Department finds that there is sufficient parking capacity within the parking garage to support the Life Time facility (see the analysis in Section 6.5.4, above).

7.5.2.5 *Interconnection of “parking lots” via access drives within and between adjacent “parking lots,” in order to provide maximum efficiency, minimize curb cuts, and encourage safe and convenient traffic circulation.*

The vehicular and pedestrian access points to the parking structure remain unchanged from existing conditions.

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<sup>10</sup> After consulting with the City's Transportation Engineer, Applicant's consultants, DTS Provident Design Engineering, LLP determined that all project-generated traffic was assumed to enter and exit exclusively via the Bloomingdale Road driveway for analysis purposes, representing a conservative, worst-case scenario.

7.5.2.6 *The location, arrangement and adequacy of "loading spaces," which shall, at a minimum, meet the requirements of Section 8 of this Ordinance.*

One loading space is required for a "health club" use. The loading area for the Source is located off of an unsignalized driveway along Maple Avenue and serves all of the commercial uses within the building. The Planning Department notes that the loading demand for a health club will be less than that of a furniture store; therefore, the existing loading area is adequate and meets the requirements of Section 8.

7.5.2.7 *Patterns of vehicular and pedestrian circulation both within the boundaries of the development and in relation to the adjoining "street" and sidewalk system.*

Vehicular and pedestrian circulation remains unchanged from existing conditions on the site.

7.5.2.8 *The location, arrangement and adequacy of facilities for the physically handicapped, such as ramps, depressed curbs and reserved "parking spaces."*

Appropriate provisions for the physically disabled are and will continue to be provided within the parking structure.

7.5.2.9 *The location, arrangement and adequacy of landscaping within and bordering "parking lots" and "loading spaces," which shall, at a minimum, meet the requirements of Section 8.7.5 of this Ordinance.*

Significant landscaping, including deciduous trees, evergreens, shrubs and groundcover plantings is provided around the entire site, including the entrances to the parking garage and loading area.

7.5.2.10 *Adequacy of fire lanes and other emergency zones.*

Appropriate fire zones have been provided and remain unchanged from existing conditions.

7.5.3 *The protection of environmental quality and the preservation and enhancement of property values in the neighboring area.*

7.5.3.1 *The location, height and materials of walls, fences, hedges and plantings so as to insure harmony with adjacent development, screen "parking lots" and "loading spaces," and conceal storage areas, refuse areas, utility installations and other such features. Such walls, fences, hedges and plantings shall, at a minimum, meet the requirements of Sections 4.4.16, 4.4.19 and 8.7.5 of this Ordinance.*

The property remains unchanged from existing conditions.

- 7.5.3.2 *The prevention of dust and erosion, both during and after construction, through the planting of ground cover or the installation of other appropriate ground surfaces.*

The proposed project will be subject to the City's construction management protocols to the satisfaction of the Commissioner of Public Works. This will minimize the potential of dust generation during and after construction.

- 7.5.3.3 *The preservation of natural features of the site such as wetlands, unique wildlife habitats, historic "structures," major trees and scenic views both from the site and onto or over the site.*

The site is completely built-out. Therefore, there are no natural features, wetlands or unique wildlife habitat on the site.

- 7.5.3.4 *The conformity of exterior lighting to the requirements of Section 4.4.20 of this Ordinance.*

No new exterior lighting has been proposed; however, any new exterior lighting must conform to the requirements of Section 4.4.20.

- 7.5.3.5 *The design and arrangement of "buildings," "structures" and accessory facilities (such as air conditioning systems, public address systems, etc.) so as to achieve minimum and acceptable noise levels at the property boundaries.*

Life Time will be located entirely within The Source. Noise levels generated within the building has been fully discussed in Section 6.5.3, above. Life Time is not expected to generate unacceptable noise levels on the surrounding neighborhood; however, the Applicant is required to comply with Sections 3-4-2 and 3-4-3 of the City's noise ordinance.

- 7.5.3.6 *The provision of adequate storm and surface water drainage facilities so as to properly drain the site while minimizing downstream flooding.*

Upon confirmation by the City's Commissioner of Public Works, the proposed site plan amendment will not have an adverse impact on sanitary sewage flow.

- 7.5.3.7 *Access to sunlight for present and potential solar energy systems, both on and off site, as well as "building" siting, orientation and landscaping, meeting at a minimum the requirements of Section 4.4.21 of this Ordinance.*

In order to maximize natural sunlight opportunities and capitalize on views from the building, the Applicant proposes to install 16 new windows along the façade of the building facing Maple Avenue (see drawing by CPG Architects – Level 2 Window Study, dated October 9, 2025). Solar parking canopies were installed on the rooftop parking level of The Source in 2021.

7.5.4 *A quality of "building" and overall site design which will enhance and protect the character and property values of the adjacent neighborhood.*

The overall adaptive reuse of the existing retail space will enhance and protect the property values of the neighborhood, while bringing a major business to Downtown White Plains.

### **III. CONCLUSION**

Based on the foregoing analysis and review of the submitted application pursuant to Section 6.5 and 6.7.18 Special Permit Standards and Individual Standards and Requirements for Health Clubs and Section 7.5 Site Plan Standards, the Planning Department recommends that the Common Council grant the requested site plan amendment and special permit approval subject to the following conditions:

1. The Applicant shall implement an Acoustical Mitigation Strategy, as outlined in the Acoustic Testing Report, dated September 10, 2024 and revised September 24, 2025 and illustrated in the Acoustic Isolation Plans, dated October 24, 2025. The recommended acoustical mitigation strategy outlined in the Acoustic Testing Report, together with the submitted drawings, represents the minimum design standards to meet the requirements of Section 6.5.3 and 6.7.18.3 of the Zoning Ordinance.
2. A Construction Management Plan is required for the development of the Proposed Project and a coordination plan for coordinating construction with other construction in the area, if any, including City projects which will be going on contemporaneously with this Project. The Construction Management Plan shall be subject to the approval of the Commissioners of Building, Public Safety, Public Works, Traffic, and Planning and the Environmental Officer.
3. A pre-construction meeting must be held with the applicant, the contractor, the Building Inspector, the Environmental Officer, and other staff, as needed, to review the construction plan and time-line, and to detail City requirements and applicant responsibilities during construction.
4. Prior to issuing a building permit, the Department of Building should ensure that the Applicant has provided documentation demonstrating the extent to which the project would meet LEED Certification Silver and New York State Energy Star standards.

Respectfully submitted,



Christopher N. Gomez, AICP  
Commissioner of Planning

Dated: December 17, 2025



## **PLANNING BOARD**

MUNICIPAL BUILDING · 70 CHURCH STREET · WHITE PLAINS, NEW YORK 10601

(914) 422-1300 · FAX: (914) 422-1301

THOMAS M. ROACH  
MAYOR

JOHN IORIS  
CHAIRMAN

CHRISTOPHER N. GOMEZ, AICP  
COMMISSIONER OF PLANNING

JUDITH MEZEY  
DEPUTY COMMISSIONER

EILEEN J. McCLAIN  
SECRETARY

December 17, 2025

TO: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: LIFE TIME, WHITE PLAINS – 1 MAPLE AVENUE – SITE PLAN  
AMENDMENT AND SPECIAL PERMIT FOR A HEALTH CLUB

At its December 16, 2025 meeting, the Planning Board considered the application for approval of a site plan amendment and a special permit for a health club to occupy a 60,000 square foot space in The Source: One Maple Avenue.

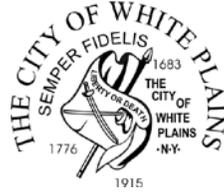
The Planning Board recommends approval of the application, finding that is a great use of the space and a good idea for White Plains.

Planning Board members voting in favor of a motion to send a letter to the Common Council recommending approval of the project: J. Ioris, M. Elliott, L. Marrinan T. Norris, and S. Russell (5); Opposed: None (0); Absent: L. Morris (1). There is one vacancy on the Board.

Respectfully submitted,

**JOHN IORIS**

John Ioris, Chairman  
White Plains Planning Board



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

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DAVID E. CHONG  
Commissioner  
(914) 422-6350

THOMAS M. ROACH  
Mayor  
(914) 422-1200

JOHN W. ROLAND, JR.  
Deputy Commissioner  
(914) 422-6230

JOSEPH P. CASTELLI  
Chief of Police  
(914) 422-6210

CLAUDIO PETRICCIONE  
Fire Chief  
(914) 422-6360

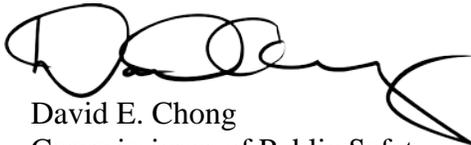
**TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL OF  
THE CITY OF WHITE PLAINS, NEW YORK:**

DEAR MAYOR AND COMMON COUNCIL MEMBERS:

The Department of Public Safety has reviewed the plans. There are no objections.

Lifetime Fitness- 1 Maple Avenue  
Site Plan Amendment and Special Permit Approval

Respectfully,



David E. Chong  
Commissioner of Public Safety

DEC: grs  
Dated August 18, 2025



## 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

STEFANIA A. MIGNONE  
COMMISSIONER

JOSEPH C. TYROS, P.E.  
DEPUTY COMMISSIONER

NADIA SAVAGE P.E.  
DEPUTY COMMISSIONER

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

The Department of Public Works (DPW) has reviewed an application submitted by Cuddy+Feder, LLP, on behalf of Life Time (Applicant) and HUSPP Bloomingdale Road LLC (owners), requesting a Site Plan Amendment and Special Permit approval for a new Health Club at the site known as The Source, located at 1 Maple Avenue (SBL: 126.77-2-2).

#### This submittal includes the following documents:

- Letter prepared by Damon A. Amadio, P.E., Commissioner of Building, dated 11/24/2025, addressed to the Mayor and Members of the Common Council;
- Notarized Letter of Owner Authorization, notarized 11/24/25;
- Letter dated 11/17/25 prepared by William S. Null, Esq., of Cuddy & Feder, LLP;
- Memorandum communication from Life Time Property Development, dated 11/14/25;
- Plan sheets A152 through A155, titled Acoustic Isolation Plan – Level 2, by Life Time Property Development, dated 10/24/25;
- Department of Building *Short Form* Application, undated;
- Department of Building *Full Environmental Assessment Form Part 1 – Project and Setting*, dated 10/15/2025;
- Life Time Level-2 Window Study Drawing prepared by CPG Architects, dated 10/9/25;
- Acoustic Testing Report, revised 9/24/25, prepared by Trinity Consultants;
- Traffic and Parking Study, Lifetime, dated 8/27/24, prepared by DTS - Provident;
- Undated Signage Plan Set, prepared by Signs ink Signs and Awnings;
- Undated Plan Sheet A102, titled Floor Plan – Level Two, by Life Time Property Development.

#### We offer the following comments for the Common Council's consideration:

1. The documents provided indicate that the proposed Health Club at the existing building will use existing floor space and parking areas located entirely within private property. No increase to the existing building footprint is being proposed. No encumbering of public property is anticipated.
2. Information documented in the Full Environmental Assessment Form, page 5 of 13, indicates that the proposed site alterations will create an increase to the domestic water demand (approx. 6,700 gal/day) and a rise to the liquid waste effluent (approx.. 6,000 gal/day).

The City's Commissioner of Public Works must certify to the Westchester County Department of Health, as the agent for the New York State Department of Health, the adequacy of the municipal water and sewer system and services with respect to the site.

- A. Prior to the issuance of any building permits by the City's Department of Building, the applicant must provide DPW, for review and approval, an engineering report signed and sealed by the applicant's MEP engineer of record (EOR) with design calculations substantiating the adequacy of each of the existing water and sanitary sewer service lines. The report must include each service line size, material, and existing and proposed flow capacities. The EOR is the Applicant's New York State licensed design professional responsible for insuring the project's service lines are adequate for its intended inhabitants and uses. The applicant shall include the sizing methodology to determine the total amount of potable water demand for both, domestic and fire use, and the sewage flow from the building, and confirm that the sizes of the water and sewer services are designed to meet current New York State Code requirements.
- B. The developer shall perform a CCTV inspection on a portion of the existing sanitary sewer system in the vicinity where the existing sanitary services connects to the City system and the area of downstream flow (8" VTP and 12" CIP sewer mains in Maple Ave. and Bloomingdale Rd. (contact DPW Engineering for limits). A written report, signed and sealed by the engineer, must be provided to DPW for the Commissioner's review, including supporting videos, documenting available pipe capacity calculations (based on half full maximum allowed pipe flow) for existing and proposed conditions. Note that the area on the municipal sewer system just downstream of the site's existing service line has a history of clogging due to grease buildup from the site's current effluent.

After receiving these documents, DPW will perform a complete evaluation of the existing sanitary sewer system with respect to the proposed site changes to determine if the applicant will be responsible for improvements to the existing section. Any improvement work to be performed on the municipal sanitary sewer system shall be performed at the developer's expense.

- 3. Existing backflow prevention devices installed on the fire and domestic water service lines must be up to date with respect to testing and inspections. Provide DPW with the updated documentation for each device installed.
  - A. Note that if new backflow prevention devices are to be installed on the fire and/or domestic water services as a result of the proposed site alterations, these devices must be located in a utility room that must also accommodate a master water meter. The application for the backflow device installations must be prepared by a licensed New York State professional engineer and submitted to the Department of Public Works for review and subsequent final approval by the Westchester County Health Department. The floor drain for said room must be adequate to comply with White Plains Department of Public Works and Westchester Department of Health requirements.
- 4. The applicant must obtain any applicable City of White Plains Department of Public Works permits prior to undertaking the work. Contact DPW Code Enforcement for requirements.

5. All construction work shall be subject to the City's Construction Management Protocol. This protocol includes, among other things, a construction management plan, erosion and sedimentation control measures, hours of operation, parking, site access, etc.

The requirements for the White Plains Construction Management Protocol for the proposed redevelopment of the site are set forth below:

- A. A Construction Management Plan is required for the development of the proposed project and a coordination plan for coordinating construction other construction in the area, if any, including City projects which will be going on contemporaneously with this project. The plan shall include strict controls on all aspects of the construction, including construction related impacts on adjacent properties and properties within the construction impact area, such as, but not limited to, hours of operation of construction vehicles and construction work on the site, hours of deliveries to the site, location of deliveries, requirements for loading/unloading and storage of materials on the project site, length of time travel lanes can be encumbered, sidewalk closings or pedestrian diversions to ensure the safety of the pedestrians, controls on "fugitive dust" and the impact of run-off from the site on the City storm drain system, such as from the wash down of delivery vehicles departing the site (all such vehicles must be cleaned on pads located on the site and all drainage must have proper filtration of the wash-down water), noise, pest control, street cleaning, site security, scheduling of periodic meetings with nearby residents and City staff to coordinate project construction and keep residents advised. The Construction Management Plan shall be subject to the approval of the Commissioners of Building, Public Safety, Public Works, Traffic, Planning and the Environmental Officer.
- B. Since vibration from excavation and construction equipment and work could have negative impacts on adjacent properties, the applicant must take all appropriate steps to avoid impacts to such properties, including pre-disturbance surveys of the adjoining properties not owned by the applicant, use of procedures approved by the Departments of Public Safety and Building for rock chipping (if any is to be conducted), pile driving, sheeting and shoring around the excavation area, and any such other necessary protections as are deemed appropriate and protective of the adjoining properties by the Commissioner of Building. If blasting is required, separate approval must be obtained from the City Departments of Building, Public Safety and Public Works. (The City has a separate protocol for blasting.) In developing the excavation and construction procedures, the applicant shall consult with residents within the construction impact area on their needs and concerns and provide an adequate understanding of the construction process, and ensure proper notice to these owners. This includes creating a photographic record of structural conditions of buildings in the designated construction impact area if rock chipping or blasting will occur.
- C. The Construction Management Plan for the proposed project shall require that the applicant ensure through appropriate measures, to be mutually agreed upon between the City and the applicant, that the parking location requirements for construction workers will be strictly enforced. As part of the Construction Management Plan, the applicant shall submit a parking plan for construction workers, which designates the construction manager as the responsible party to ensure that the proposed parking plan is enforced. Once a parking plan is approved by the City for construction workers, the applicant shall be required to provide all construction contractors with information on where their workers and the subcontractors are permitted to park and provide clear consequences for the failure to follow these regulations. The parking plan shall also designate the routes to the construction site for construction workers and

construction vehicles, which routes must be approved by the Deputy Commissioner of Parking for Transportation Engineering, Commissioner of Public Safety and Commissioner of Public Works. Such routes shall be along arterial and collector streets, with minimum use of minor streets if deemed necessary to access the construction site. For core area development, it is anticipated that parking for construction workers will be arranged through the City's Department of Parking. The applicant should commence discussions with the Parking Department as soon as possible to address this issue if parking in a municipal lot parking garage is proposed for construction worker parking.

- D. The Construction Management Plan shall prohibit staging or "waiting" by construction vehicles on City streets, unless previously approved in writing by the Commissioners of Public Works and Public Safety.
- E. As to "fugitive dust", the applicant must develop a plan for the protection of adjacent properties, satisfactory to the Commissioner of Building and the Environmental Officer.
- F. Due to the proximity of sensitive receptors, such as nearby residents, noise from the construction site could potentially have negative impacts, the Construction Management Plan must address both noise impacts and air quality impacts of construction equipment as follows:
  - 1. The internal combustion engine-powered construction equipment used in the construction of the project shall be limited to late model (1998 and newer) so as to take advantage of the cleaner burning engines. Also, these off-road pieces of equipment will have better sound attenuation properties. Exceptions to this shall be subject to the approval of the Commissioner of Building upon a demonstration that it is not feasible or practicable to obtain the required equipment. Unless an exception is granted by the Commissioner of Building, no engines shall be used unless "critical" level exhaust silencers are fitted. This is the quietest of the three main categories and is consistent with what the City uses for its own fleet.
  - 2. All non-road vehicles over 50HP used with regard to this project shall utilize the best technology available for reducing the emission of pollutants, including, but not limited to, retrofitting such non-road vehicles with oxidation catalysts, particulate filters, and/or technology with comparable or better effectiveness. All construction equipment shall include PM2.5 emission controls. The City recognizes that there is a cost associated with PM2.5 emission controls, but the size, scope, and length of time necessary to construct each project warrants the additional cost on the part of each project developer to insure reduced emissions during the construction phase.
  - 3. "Non-road vehicle" means a vehicle that is powered by non-road engine, fifty (50) horsepower and greater, which shall include, but not be limited to, excavators, backhoes, cranes, compressors, generators, bulldozers, and similar equipment.
  - 4. "Non-road engines" mean an internal combustion engine (including the fuel system) that is not used in a motor vehicle used solely for competition or that is not subject to standards promulgated under Section 7411 or Section 7521 of Title 42 of the United States Code (USC), except that this term shall apply to internal combustion engines used to power generators, compressors, or similar equipment used in any construction program or project.

- G. Prior to the issuance of any building or excavation permits, the applicant and its construction management team, including principal contractors, must meet together with representatives of the City's Departments of Building, Public Works, Public Safety, and Planning and the Environmental Officer, to review the Project Construction Management Plan and to ensure that all responsible parties understand their responsibilities under that plan.
- H. Applicant shall equip all construction equipment with "back up" sound attenuation devices.
- I. The applicant shall be responsible to ensure that all streets and/or roadway infrastructure which is damaged as a result of construction activities will be repaired to City standards, funding for such repairs to be drawn from the bond posted with the City, Builder's Risk Insurance, and by the applicant for such damage as is not covered by the bond or insurance.
- J. The Construction Management Plan shall address the maintenance of the respective properties during the construction phase. Prior to the commencement of construction, the project applicant shall also be required to maintain its property and ensure that it is clean and free from hazardous conditions.
- K. The City of White Plains Standard Construction Details and Specifications shall supersede anything submitted by the applicant which is inconsistent with those standards.
- L. The applicant shall include a note on both the approved special permit/site plan and the Construction Management Plan about soil and erosion control regulations and the need to comply with the applicable City of White Plains and New York State Department of Environmental Conservation regulations, including, in all cases providing appropriate controls on site to prevent runoff from the site into City streets and storm drainage system, and, where applicable, the requirements of the approved SWPPP.
- M. The applicant shall submit to the Commissioner of Public Works for review and approval, a certified property survey by a licensed surveyor with metes and bounds shown for all property lines. The applicant shall provide coordinates in NAD 83 on the property survey.
- N. Applicant shall provide to the Commissioner of Public Works for their review and approval, profiles of the proposed service utilities, depicting existing utility crossings.
- O. The construction sequence of this proposed project must be coordinated with the City's Department of Public Works before it can issue permits to close streets or sidewalks, and disconnect or otherwise interrupt utility services, which will likely have a significant impact to the surrounding neighborhood.
- P. The applicant or any of its successor(s) or assign(s) shall be required to notify the Corporation Counsel of the City of White Plains in writing within thirty (30) days of any change in ownership, transfer of title, or any change in the corporate structure of same.

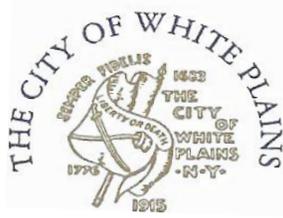
With the understanding that our comments noted above are addressed to the satisfaction of the Commissioner of Public Works, we have no objection to the proposed Site Plan Amendment and Special Permit Approval.

Respectfully submitted,

  
Stefania A. Mignone  
Commissioner of Public Works

Dated: December 22, 2025

**THOMAS M. ROACH**  
MAYOR



**KEVIN P. LIVINGSTON**  
COMMISSIONER OF PARKING

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

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

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

TO THE HONORABLE MAYOR THOMAS M. ROACH AND MEMBERS OF THE  
COMMON COUNCIL OF THE CITY OF WHITE PLAINS

The Parking Department/Traffic Division has reviewed the request from Cuddy & Feder, LLP, on behalf of HUSPP Bloomingdale Road, LLC for an amended Special Permit and Site Plan Approval regarding the proposed 60,000 square feet Health Club which was referred by the Common Council on December 1, 2025.

The Department of Parking/ Traffic Division has no objection to the proposed amendment.



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Thomas J. Soyk, PE, PTOE  
Deputy Commissioner  
City Transportation Engineer

Dated: December 10, 2025

THOMAS M. ROACH  
MAYOR



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

**TRANSPORTATION COMMISSION**  
255 MAIN ST. – ANNEX BUILDING  
WHITE PLAINS, NEW YORK 10601

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

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

The Transportation Commission, at its meeting held on December 16, 2025 reviewed a request from Cuddy & Feder, LLP, on behalf of HUSPP Bloomingdale Road, LLC for an amended Special Permit and Site Plan Approval to operate a “Health Club” which was referred by the Common Council on December 1, 2025.

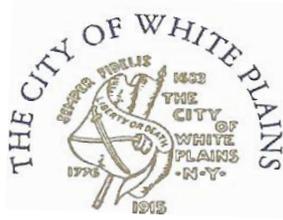
The Transportation Commission had no objections.

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Richard Payne  
Chairman

Dated: December 19, 2025

THOMAS M. ROACH  
MAYOR



KEVIN P. LIVINGSTON  
COMMISSIONER OF PARKING

**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 COMMON COUNCIL  
OF THE CITY OF WHITE PLAINS**

**Re: One Maple Avenue**  
**Site Plan Amendment and Special Permit to operate a “Health Club” at The Source**

The Department of Parking has received and reviewed the Site Plan Amendment and Special Permit for the above noted address.

The Department of Parking has no objection to the approval of this application.

Respectfully submitted,

Kevin P. Livingston, Commissioner  
CWP – Department of Parking

Dated: December 15, 2025



## Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and  
Section 277.61 of the County Administrative Code

Kenneth W. Jenkins  
Westchester County Executive

December 16, 2025

Jill Iannetta, City Clerk/Registrar  
City of White Plains  
Municipal Building  
255 Main Street  
White Plains, NY 10601-2479

**County Planning Board Referral File WHP 25-021 – Life Time White Plains  
1 Maple Avenue  
Special Permit Approval**

Dear Ms. Iannetta:

The Westchester County Planning Board has received a site plan (revised October 24, 2025) and related materials for a Special Use Permit application to reoccupy the third floor of The Source White Plains, located at 1 Maple Avenue (SBL 126.77-2-2) within the B-1 – Restricted Business district. The 5.99-acre property currently hosts a four-story large-format commercial center on the corner of Bloomingdale Road and Maple Avenue, which includes a 1,025-space parking garage. The 60,000 square-foot tenant space previously hosted a furniture store, and is currently vacant.

The applicant proposes to develop the site into a Life Time fitness center, listed under City regulations as a Health Club. Special permit requirements include soundproofing for Health Clubs, which has been integrated into the provided site plans. The footprint of the building would be unchanged, however the applicant is proposing to add windows to the Maple Street façade to add natural lighting to the site. The existing parking garage would facilitate parking requirements for the proposed use. In addition, a new signage plan for the property is included.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and find it to be a matter for local determination in accordance with the City's planning and zoning policies.

Please inform us of the City's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

Bernard Thombs  
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning

432 Michaelian Office Building  
148 Martine Avenue  
White Plains, New York 10601

Telephone: (914) 995-4400

Website: [westchestergov.com](http://westchestergov.com)



## **ENVIRONMENTAL OFFICER**

PLANNING DEPARTMENT • 70 CHURCH STREET • WHITE PLAINS, NEW YORK 10601  
(914) 422-1252 • FAX: (914) 422-1301

THOMAS M. ROACH  
MAYOR

ROD JOHNSON  
ENVIRONMENTAL OFFICER

December 28, 2025

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: LIFE TIME  
1 MAPLE AVENUE  
APPLICATION FOR SITE PLAN AMENDMENT AND  
SPECIAL PERMIT FOR A HEALTH CLUB

The application dated November 17, 2025, on behalf of Life Time White Plains (the "Applicant") requesting a Site Plan Amendment and Special Permit approval for a new Health Club at the site known as The Source, located at 1 Maple Avenue ("Proposed Action"), has been reviewed for compliance with the State Environmental Quality Review (SEQR) regulations

The six-acre property known as The Source contains a four-story, retail/office/restaurant building situated at the southwest corner of Bloomindale Road and Maple Avenue, located within the B-1 Restricted Business Zoning District and designated on the tax assessment map of the City of White Plains as Section 128-77, Block 2, Lot 2.

The project involves renovating approximately 60,000 square feet of existing third-floor space, formerly occupied by Raymour & Flanigan, for the operation of the proposed "Health Club" use into a comprehensive health and wellness center. The Use will be provided with the required off-street parking and will be in compliance with Section 6.7.18 of the Zoning Ordinance for "Health Clubs."

The property is designated as a Special "S" Zone which imposes a parking requirement of 3.0 parking spaces per 1,000 square feet of gross floor area with approximately 1,024 parking spaces in structured parking, a maximum building height of 80 feet, and a maximum total of 280,360 square feet of gross floor area on site; and

Pursuant to Section 6.2.2.7 of the Zoning Ordinance, "health clubs" located outside the Central Parking Area require a special permit from the Planning Board. However, because the property is situated within a Special "S" Zoning District, Section 3.6.2 of the Zoning Ordinance requires that any amendments or changes to properties in such districts be treated as substantial amendments to approved site plans. As the original site plan for The Source was approved by the Common Council, any amendments must likewise receive Common Council approval. Accordingly, to streamline the review process, the requested site plan amendment and the associated special permit is subject to the Common Council's review and approval.

The Proposed Action involves following approval action by the Common Council:

- A. Approval of a special permit for a new "Health Club" use pursuant to Section 6.5, General Standards for Special Permit Uses and Section 6.7.18, Individual Standards and Requirements for a Special Permit "Health Club" use.
- B. Approval of an amendment to the site plan for a former Special S Zone pursuant to Section 3.6.2 and Section 7.5 of the Zoning Ordinance.

The proposed "Health Club" use is in compliance with the Special "S" Zoning District, Special Permit and Site Plan Standards in the Zoning Ordinance.

It is recommended that the Common Council (a) designate itself to serve as the Lead Agency for the environmental review of the Proposed Action; (b) determine the Proposed Action to be an Unlisted Action under SEQR regulations; and (c ) determine that the Proposed Action when compared to the SEQR criteria of environmental effect, will not have a significant effect on the environment.

A resolution that makes these findings is offered for the Common Council's consideration.

Respectfully submitted,

A handwritten signature in black ink that reads "Rod Johnson". The signature is written in a cursive, slightly slanted style.

Rod Johnson  
Environmental Officer

Mr. Frei-Pearson moved that it/they be filed and spread in full upon the minutes.  
Council President Presser seconded the motion.  
Carried.

Mr. Frei-Pearson moved adoption of the following resolution.

ENVIRONMENTAL FINDINGS RESOLUTION REGARDING A SITE PLAN AMENDMENT AND A  
SPECIAL PERMIT FOR A "HEALTH CLUB" ON BEHALF OF LIFE TIME WHITE PLAINS  
AT 1 MAPLE AVENUE.

WHEREAS, the application dated November 17, 2025, on behalf of Life Time White Plains (the "Applicant") requesting a Site Plan Amendment and Special Permit approval for a new Health Club at the site known as The Source, located at 1 Maple Avenue ("Proposed Action"), has been reviewed for compliance with the State Environmental Quality Review (SEQR) regulations; and

WHEREAS, the six-acre property known as The Source contains a four-story, retail/office/restaurant building situated at the southwest corner of Bloomindale Road and Maple Avenue, located within the B-1 Restricted Business Zoning District and designated on the tax assessment map of the City of White Plains as Section 128-77, Block 2, Lot 2; and

WHEREAS, the project involves renovating approximately 60,000 square feet of existing third-floor space, formerly occupied by Raymour & Flanigan, for the operation of the proposed "Health Club" use into a comprehensive health and wellness center. The Use will be provided with the required off street parking and will be in compliance with Section 6.7.18 of the Zoning Ordinance for "Health Clubs;" and

WHEREAS, the property is designated as a Special "S" Zone which imposes a parking requirement of 3.0 parking spaces per 1,000 square feet of gross floor area with approximately 1,024 parking spaces in structured parking, a maximum building height of 80 feet, and a maximum total of 280,360 square feet of gross floor area on site; and

WHEREAS, pursuant to Section 6.2.2.7 of the Zoning Ordinance, "health clubs" located outside the Central Parking Area require a special permit from the Planning Board. However, because the property is situated within a Special "S" Zoning District, Section 3.6.2 of the Zoning Ordinance requires that any amendments or changes to properties in such districts be treated as substantial amendments to approved site plans. As the original site plan for The Source was approved by the Common Council, any amendments must likewise receive Common Council approval. Accordingly, to streamline the review process, the requested site plan amendment and the associated special permit is subject to the Common Council's review and approval; and

WHEREAS, the Proposed Action involves following approval action by the Common Council:

- A. Approval of a special permit for a new "Health Club" use pursuant to Section 6.5, General Standards for Special Permit Uses and Section 6.7.18, Individual Standards and Requirements for a Special Permit "Health Club" use.
- B. Approval of an amendment to the site plan for a former Special S Zone pursuant to Section 3.6.2 and Section 7.5 of the Zoning Ordinance; and

WHEREAS, the following documents have been submitted in support of the Proposed Action:

- 1. An application letter dated November 17, 2025, as prepared by Mr. William S. Null.
- 2. A Short Form Building Permit Application dated November 14, 2025.
- 3. A Short Environmental Assessment Form dated October 15, 2025.
- 4. a Traffic Impact Evaluation Report dated August 27, 2024, as prepared by DTS Provident.
- 5. An owner authorization letter dated November 24, 2025.
- 6. An Acoustic Testing Report dated September 24, 2025, prepared by Cerami Longman Lindsey and architectural.
- 7. Plan sheets A152 through A155, titled Acoustic Isolation Plan – Level 2, by Life Time Property Development, dated 10/24/25.
- 8. Undated Plan Sheet A102, titled Floor Plan – Level Two, by Life Time Property Development.

9. Architectural plan prepared by CPG Architects entitled Level 2 Window Study” dated 10/9/2025
10. Undated Signage Plan Set, prepared by Signs ink Signs and Awnings:
  - a. Cover Sheet
  - b. (G.3) Level G Sign Location Plan
  - c. Sign Type Drawings
  - d. (G.12) A2 Pylon
  - e. (G.12) A2 Pylon
  - f. (G.12) A2 Pylon (Details)
  - g. (G.13) A2 Pylon
  - h. (G.14) B2 Tower Tenant Signs
  - i. (G15) C Fin Sign
  - j. (G.15) C Fin Sign (Electrical Detail)
  - k. (G.17) F1 Parking Entry Maple North
  - l. (G.17) F1 Parking Entry Maple North (Electrical Detail)
  - m. (G.18) F2 Parking Entry Bloomingdales East
  - n. (G.18) F2 Parking Entry Bloomingdales East (Electrical Details)
  - o. Rendered Photograph of exterior signage
  - p. Rendered Photograph of exterior signage
  - q. Rendered Photograph of exterior signage; and

WHEREAS, based on the reports and recommendations of the City departments, the Environmental Officer has recommended that the following conditions be adopted as part of the Proposed Action ("Conditions"):

- A. As per the recommendation set forth in the communication of the Commissioner of Planning, dated December 17, 2025:
  1. The Applicant shall implement an Acoustical Mitigation Strategy, as outlined in the Acoustic Testing Report, dated September 10, 2024 and revised September 24, 2025 and illustrated in the Acoustic Isolation Plans, dated October 24, 2025. The recommended acoustical mitigation strategy outlined in the Acoustic Testing Report, together with the submitted drawings, represents the minimum design standards to meet the requirements of Section 6.5.3 and 6.7.18.3 of the Zoning Ordinance.
  2. A Construction Management Plan is required for the development of the Proposed Project and a coordination plan for coordinating construction with other construction in the area, if any, including City projects which will be going on contemporaneously with this Project. The Construction Management Plan shall be subject to the approval of the Commissioners of Building, Public Safety, Public Works, Traffic, and Planning and the Environmental Officer.
  3. A pre-construction meeting must be held with the applicant, the contractor, the Building Inspector, the Environmental Officer, and other staff, as needed, to review the construction plan and time-line, and to detail City requirements and applicant responsibilities during construction.
  4. Prior to issuing a building permit, the Department of Building should ensure that the Applicant has provided documentation demonstrating the extent to which the project would meet LEED Certification Silver and New York State Energy Star standards.
- B. As per the recommendation set forth in the communication of the Commissioner of Public Works, dated December 22, 2025:
  1. The documents provided indicate that the proposed Health Club at the existing building will use existing floor space and parking areas located entirely within private property. No increase to the existing building footprint is being proposed. No encumbering of public property is anticipated.

2. Information documented in the Full Environmental Assessment Form, page 5 of 13, indicates that the proposed site alterations will create an increase to the domestic water demand (approx. 6,700 gal/day) and a rise to the liquid waste effluent (approx.. 6,000 gal/day).

The City's Commissioner of Public Works must certify to the Westchester County Department of Health, as the agent for the New York State Department of Health, the adequacy of the municipal water and sewer system and services with respect to the site.

- A. Prior to the issuance of any building permits by the City's Department of Building, the applicant must provide DPW, for review and approval, an engineering report signed and sealed by the applicant's MEP engineer of record (EOR) with design calculations substantiating the adequacy of each of the existing water and sanitary sewer service lines. The report must include each service line size, material, and existing and proposed flow capacities. The EOR is the Applicant's New York State licensed design professional responsible for insuring the project's service lines are adequate for its intended inhabitants and uses. The applicant shall include the sizing methodology to determine the total amount of potable water demand for both, domestic and fire use, and the sewage flow from the building, and confirm that the sizes of the water and sewer services are designed to meet current New York State Code requirements.
- B. The developer shall perform a CCTV inspection on a portion of the existing sanitary sewer system in the vicinity where the existing sanitary services connects to the City system and the area of downstream flow (8" VTP and 12" CIP sewer mains in Maple Ave. and Bloomingdale Rd. (contact DPW Engineering for limits). A written report, signed and sealed by the engineer, must be provided to DPW for the Commissioner's review, including supporting videos, documenting available pipe capacity calculations (based on half full maximum allowed pipe flow) for existing and proposed conditions. Note that the area on the municipal sewer system just downstream of the site's existing service line has a history of clogging due to grease buildup from the site's current effluent.

After receiving these documents, DPW will perform a complete evaluation of the existing sanitary sewer system with respect to the proposed site changes to determine if the applicant will be responsible for improvements to the existing section. Any improvement work to be performed on the municipal sanitary sewer system shall be performed at the developer's expense.

3. Existing backflow prevention devices installed on the fire and domestic water service lines must be up to date with respect to testing and inspections. Provide DPW with the updated documentation for each dive installed.
  - A. Note that if new backflow prevention devices are to be installed on the fire and/or domestic water services as a result of the proposed site alterations, these devices must be located in a utility room that must also accommodate a master water meter. The application for the backflow device installations must be prepared by a licensed New York State professional engineer and submitted to the Department of Public Works for review and subsequent final approval by the Westchester County Health Department. The floor drain for said room must be adequate to comply with White Plains Department of Public Works and Westchester Department of Health requirements.
4. The applicant must obtain any applicable City of White Plains Department of Public Works permits prior to undertaking the work. Contact DPW Code Enforcement for requirements.
5. All construction work shall be subject to the City's Construction Management Protocol. This protocol includes, among other things, a construction management plan, erosion and sedimentation control measures, hours of operation, parking, site access, etc.

The requirements for the White Plains Construction Management Protocol for the proposed redevelopment of the site are set forth below:

- A. A Construction Management Plan is required for the development of the proposed project and a coordination plan for coordinating construction other construction in the area, if any, including City projects which will be going on contemporaneously with this project. The plan shall include strict controls on all aspects of the construction, including construction related impacts on adjacent properties and properties within the construction impact area, such as, but not limited to, hours of operation of construction vehicles and construction work on the site, hours of deliveries to the site, location of deliveries, requirements for loading/unloading and storage of materials on the project site, length of time travel lanes can be encumbered, sidewalk closings or pedestrian diversions to ensure the safety of the pedestrians, controls on "fugitive dust" and the impact of run-off from the site on the City storm drain system, such as from the wash down of delivery vehicles departing the site (all such vehicles must be cleaned on pads located on the site and all drainage must have proper filtration of the wash-down water), noise, pest control, street cleaning, site security, scheduling of periodic meetings with nearby residents and City staff to coordinate project construction and keep residents advised. The Construction Management Plan shall be subject to the approval of the Commissioners of Building, Public Safety, Public Works, Traffic, Planning and the Environmental Officer.
- B. Since vibration from excavation and construction equipment and work could have negative impacts on adjacent properties, the applicant must take all appropriate steps to avoid impacts to such properties, including pre-disturbance surveys of the adjoining properties not owned by the applicant, use of procedures approved by the Departments of Public Safety and Building for rock chipping (if any is to be conducted), pile driving, sheeting and shoring around the excavation area, and any such other necessary protections as are deemed appropriate and protective of the adjoining properties by the Commissioner of Building. If blasting is required, separate approval must be obtained from the City Departments of Building, Public Safety and Public Works. (The City has a separate protocol for blasting.) In developing the excavation and construction procedures, the applicant shall consult with residents within the construction impact area on their needs and concerns and provide an adequate understanding of the construction process, and ensure proper notice to these owners. This includes creating a photographic record of structural conditions of buildings in the designated construction impact area if rock chipping or blasting will occur.
- C. The Construction Management Plan for the proposed project shall require that the applicant ensure through appropriate measures, to be mutually agreed upon between the City and the applicant, that the parking location requirements for construction workers will be strictly enforced. As part of the Construction Management Plan, the applicant shall submit a parking plan for construction workers, which designates the construction manager as the responsible party to ensure that the proposed parking plan is enforced. Once a parking plan is approved by the City for construction workers, the applicant shall be required to provide all construction contractors with information on where their workers and the subcontractors are permitted to park and provide clear consequences for the failure to follow these regulations. The parking plan shall also designate the routes to the construction site for construction workers and construction vehicles, which routes must be approved by the Deputy Commissioner of Parking for Transportation Engineering, Commissioner of Public Safety and Commissioner of Public Works. Such routes shall be along arterial and collector streets, with minimum use of minor streets if deemed necessary to access the construction site. For core area development, it is anticipated that parking for construction workers will be arranged through the City's Department of Parking. The applicant should commence discussions with the Parking Department as soon as possible to address this issue if parking in a municipal lot parking garage is proposed for construction worker parking.
- D. The Construction Management Plan shall prohibit staging or "waiting" by construction vehicles on City streets, unless previously approved in writing by the Commissioners of Public Works and Public Safety.

- E. As to "fugitive dust", the applicant must develop a plan for the protection of adjacent properties, satisfactory to the Commissioner of Building and the Environmental Officer.
- F. Due to the proximity of sensitive receptors, such as nearby residents, noise from the construction site could potentially have negative impacts, the Construction Management Plan must address both noise impacts and air quality impacts of construction equipment as follows:
  - 1. The internal combustion engine-powered construction equipment used in the construction of the project shall be limited to late model (1998 and newer) so as to take advantage of the cleaner burning engines. Also, these off-road pieces of equipment will have better sound attenuation properties. Exceptions to this shall be subject to the approval of the Commissioner of Building upon a demonstration that it is not feasible or practicable to obtain the required equipment. Unless an exception is granted by the Commissioner of Building, no engines shall be used unless "critical" level exhaust silencers are fitted. This is the quietest of the three main categories and is consistent with what the City uses for its own fleet.
  - 2. All non-road vehicles over 50HP used with regard to this project shall utilize the best technology available for reducing the emission of pollutants, including, but not limited to, retrofitting such non-road vehicles with oxidation catalysts, particulate filters, and/or technology with comparable or better effectiveness. All construction equipment shall include PM2.5 emission controls. The City recognizes that there is a cost associated with PM2.5 emission controls, but the size, scope, and length of time necessary to construct each project warrants the additional cost on the part of each project developer to insure reduced emissions during the construction phase.
  - 3. "Non-road vehicle" means a vehicle that is powered by non-road engine, fifty (50) horsepower and greater, which shall include, but not be limited to, excavators, backhoes, cranes, compressors, generators, bulldozers, and similar equipment.
  - 4. "Non-road engines" mean an internal combustion engine (including the fuel system) that is not used in a motor vehicle used solely for competition or that is not subject to standards promulgated under Section 7411 or Section 7521 of Title 42 of the United States Code (USC), except that this term shall apply to internal combustion engines used to power generators, compressors, or similar equipment used in any construction program or project.
- G. Prior to the issuance of any building or excavation permits, the applicant and its construction management team, including principal contractors, must meet together with representatives of the City's Departments of Building, Public Works, Public Safety, and Planning and the Environmental Officer, to review the Project Construction Management Plan and to ensure that all responsible parties understand their responsibilities under that plan.
- H. Applicant shall equip all construction equipment with "back up" sound attenuation devices.
- I. The applicant shall be responsible to ensure that all streets and/or roadway infrastructure which is damaged as a result of construction activities will be repaired to City standards, funding for such repairs to be drawn from the bond posted with the City, Builder's Risk Insurance, and by the applicant for such damage as is not covered by the bond or insurance.
- J. The Construction Management Plan shall address the maintenance of the respective properties during the construction phase. Prior to the commencement of construction, the project applicant shall also be required to maintain its property and ensure that it is clean and free from hazardous conditions.
- K. The City of White Plains Standard Construction Details and Specifications shall supersede anything submitted by the applicant which is inconsistent with those standards.

- L. The applicant shall include a note on both the approved special permit/site plan and the Construction Management Plan about soil and erosion control regulations and the need to comply with the applicable City of White Plains and New York State Department of Environmental Conservation regulations, including, in all cases providing appropriate controls on site to prevent runoff from the site into City streets and storm drainage system, and, where applicable, the requirements of the approved SWPPP.
- M. The applicant shall submit to the Commissioner of Public Works for review and approval, a certified property survey by a licensed surveyor with metes and bounds shown for all property lines. The applicant shall provide coordinates in NAD 83 on the property survey.
- N. Applicant shall provide to the Commissioner of Public Works for their review and approval, profiles of the proposed service utilities, depicting existing utility crossings.
- O. The construction sequence of this proposed project must be coordinated with the City's Department of Public Works before it can issue permits to close streets or sidewalks, and disconnect or otherwise interrupt utility services, which will likely have a significant impact to the surrounding neighborhood.
- P. The applicant or any of its successor(s) or assign(s) shall be required to notify the Corporation Counsel of the City of White Plains in writing within thirty (30) days of any change in ownership, transfer of title, or any change in the corporate structure of same: and

WHEREAS, the Environmental Officer has recommended that the Common Council (a) designate itself to serve as the Lead Agency for the environmental review of the Proposed Action; (b) determine the Proposed Action to be an Unlisted Action under SEQR regulations; and (c ) determine that the Proposed Action when compared to the SEQR criteria of environmental effect, will not have a significant effect on the environment; and

WHEREAS, the Common Council has considered the Proposed Action, and reports from the various City departments, boards or commissions and involved agencies, and public comments which, when considered together, constitute the Environmental Review Record which serves as a basis for the SEQR determination; now, therefore, be it

RESOLVED, based on the foregoing reasons, that the Common Council, as the approving agency of the Proposed Action, hereby designates itself to serve as Lead Agency for the environmental review of the Proposed Action; and be it further

RESOLVED, that, based on the foregoing findings, the Common Council determines that the Proposed Action is an Unlisted Action under SEQR regulations 6 NYCRR §617; and be it further

RESOLVED, that the Common Council has examined the potential environmental effects of the Proposed Action and makes the following environmental findings:

- (a) The Proposed Action is consistent with the Comprehensive Plan, the White Plains Zoning Ordinance.

Consistency with the Comprehensive Plan

The proposed Life Time of White Plains is consistent with the City's Comprehensive Plan, One White Plains, which emphasizes the importance of supporting neighborhood quality of life by providing convenient local access to goods and services while fostering community interaction and economic activity (liveWP). The project is consistent with the following specific plan initiatives:

workWP 2: *Promote economic diversification to expand and strengthen the presence of various industry and employment sectors.*

workWP 8: *Explore innovative approaches to attract new anchor employers to White Plains.*

Accordingly, the proposed project is consistent with the goals of the City's Comprehensive Plan.

Compliance with Special "S" Zoning District, Special Permit and Site Plan Standards.

With the adoption of the White Plains Zoning Ordinance on June 1, 1981, the property at 1 Maple Avenue (100 Bloomingdale Road) was designated as a Special "S" District, within the B-1 Zoning District.

Section 3.6.2 of the Zoning Ordinance provides:

*In S Zones where approval of final plans, construction plans or other design documents was a condition of a change of zone, special determination or other zoning action, such design documents shall be deemed to be approved "site plans". Any amendments or changes to such design documents shall be treated as amendments to approved "site plans" in accordance with Section 7.7.2 of this ordinance, provided that such amendments create no new nonconformity with the regulations of this Ordinance.*

The property is designated as a Special "S" Zone with a parking requirement of 3.0 parking spaces per 1,000 square feet of gross floor area, a maximum building height of 80 feet, and a maximum total of 280,360 square feet of gross floor area on site.

The Site Plan approval for existing development known as "The Source," was originally approved by the Common Council on December 20, 2001, which included Site Plan approval to permit the construction of a new four-story, retail/restaurant building of approximately 265,000 square feet, and approximately 1,025 parking spaces in structured parking.

The proposed reuse of existing floor area for the operation of a health club use conforms to the existing standards and does not require any amendment to the site plan or standards for the Special "S" Zone.

## **6.5 Special Permit Standards**

6.5.1 *The location and size of the special permit "use," the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to "streets" giving access to it are such that it will be in harmony with the appropriate and orderly development of the area in which it is located.*

The proposed health club will be encompassed within the existing footprint of the building and will be located entirely within the former retail space of Raymour and Flanigan on the 2nd level (third floor) of the building. Therefore, the proposed use will be in harmony with the appropriate and orderly development of the area.

6.5.2 *The location, nature and "height" of "buildings," walls and fences and the nature and extent of existing or proposed plantings on the site are such that the special permit "use" will not hinder or discourage the appropriate development and "use" of adjacent land and "buildings."*

There will be no increase in the height of the existing building in connection with the proposed health club. The Applicant proposes to install 16 new windows along the façade of the building facing Maple Avenue in order to bring natural light into the health club (see drawing by CPG Architects – Level 2 Window Study, dated October 9, 2025). Therefore, the special permit will not hinder or discourage the appropriate development and use of adjacent land and buildings.

6.5.3 *Operations in connection with any special permit "use" will not be more objectionable to nearby properties by reason of noise, traffic, fumes, vibration or other characteristics than would be the operations of permitted "uses" not requiring a special permit.*

The Applicant submitted an Acoustic Testing Report, dated September 10, 2024, and revised September 24, 2025, to evaluate how typical gym-related noises would affect the office tenants above and the retail store below. Tests were conducted to assess the building's response to impact energy and sound transmission, and a series of recommendations were made aiming to reduce the potential for high noise levels and to provide the most feasible acoustic solutions while working within the confines of the existing structure.

#### Impact Noise Transmission

Impact noise transmission refers to the sound and vibration that travel through a building's structure when a physical force makes contact with a surface. When heavy weights were dropped on the existing slab floor, the noise and vibrations were clearly heard in the spaces above and below. Placing a 3-inch thick mat significantly reduced the noise to barely audible for both the offices above and the retail store below. However, there was still clear audibility of low-frequency thuds that rattled lights in the ceiling in the retail space below. To reduce these vibrations, specialized crash pads will need to be installed where heavy weight racks will be placed (see A152). The study concluded that a significant buildup of softer materials (at least 3-inches) to cushion the impact of dropped weights will be necessary to reduce noise and vibration. For lighter activity areas, like treadmills or cardio equipment, a thinner 1-inch fitness tile is enough to handle minor noise impacts.

#### Airborne and Sound Transmission

Airborne sound transmission is the movement of sound through the air from one space to another. A test utilizing "pink noise" (broadband static) indicated that the building's existing concrete slab and ceiling assembly provide substantial sound attenuation. Normal activities, such as background music or moderate conversation, are unlikely to be clearly audible in the office space above or the retail space below. For louder activities, such as fitness classes with occasional shouting, the study recommended gypsum board with sound batting and specialty sound barrier ceiling design schemes (see the Acoustic Isolation Plan A152-A155).

Furthermore, for the high-noise group fitness spaces, the study recommended that both a "floor buildup" system and sound barrier ceiling be installed, and interior studio walls consist of specialty material to minimize noise and vibration levels (see A152-A155).

According to the study, it will still be critical that all speakers are isolated and subwoofers be avoided. The sound systems for each space should include a volume limiter programmed to prevent excessive overall volume and sound levels at specific low-frequencies to ensure inaudibility in the neighboring spaces.

Moreover, access panels should be avoided if possible as these represent acoustic weak points in the ceiling assembly. All HVAC ducting should be contained below the isolated ceiling assemblies to minimize penetrations.

As a condition of the site plan and "health club" special permit approvals, the Applicant shall implement an Acoustical Mitigation Strategy, outlined in the Acoustic Testing Report, dated September 10, 2024, and revised September 24, 2025 and illustrated in the Acoustic Isolation Plans, dated October 24, 2025. The recommended acoustical mitigation strategy represents the minimum design standards to meet the requirements of Section 6.5.3 and 6.7.18.3 of the Zoning Ordinance.

- 6.5.4 *"Parking lots" will be of adequate size for the particular special permit "use," properly located and suitably screened from adjoining residential "uses," and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety.*

The Applicant submitted a Traffic and Parking Study, dated August 27, 2024, prepared by DTS Provident Design Engineering, LLP. According to the study, this type of health facility would typically require approximately 260 parking spaces (or approximately 4.5 spaces per 1,000 square feet of gross floor area). It is noted that the parking requirement for this Special "S" Zone is 3.0 parking spaces per 1,000 square feet of gross floor area, or 171 spaces.

The existing 4-level parking structure provides 1,025 total spaces (3.6 spaces per 1,000 square feet of floor area) to serve the building's various commercial tenants. Since a uniform parking multiplier may inaccurately estimate demand across the different uses, an analysis of current parking utilization at various times of the day was necessary to determine if sufficient capacity exists for Life Time.

The parking analysis revealed substantial excess capacity throughout the weekday. At peak times (between 12:00 PM and 3:00 PM), maximum occupancy was 296 spaces, leaving 729 vacant spaces, out of the 1,025 total, or a 71% vacancy rate.

Specifically, the vacant space count was:

- 10:20 AM: 805 vacant spaces
- 12:10 PM: 740 vacant spaces
- 2:28 PM: 729 vacant spaces (Peak Occupancy)
- 5:30 PM: 860 vacant spaces

The majority of the existing demand was observed on Level 1 (2nd floor), attributed to the Department of Motor Vehicles. Notably, the floor on which Life Time is proposed, Level 2 (3rd floor), had an 88% vacancy rate during the peak time. Also, Level 2 contains 356 parking spaces, well in excess of the required number of spaces for a health club use (at 171 or 260). Moreover, the peak demand for a health club, generally after 5:00 PM, will be offset by the reduced demand from other building tenants who have closed for the day (significantly, the DMV, which closes at 5:00 PM).

Accordingly, there is sufficient capacity available within the parking garage to support Life Time.

No changes are proposed to the entrances and exit drives to and from the parking garage. However, the Applicant will install new wayfinding signage for all commercial tenants at appropriate locations throughout the building's lobby and parking garage, as well as replace the existing pylon sign with a new and more modern pylon sign for the entire building. All reference to Raymour & Flanigan will be replaced with Life Time.

#### 6.7.18 "Health Clubs"

Pursuant to Section 2.4 of the Zoning Ordinance, a "health club" is defined as *membership facilities designed and used for body conditioning and rehabilitation, including activities such as aerobic and related class exercises. "Health Clubs" may contain equipment such as swimming pools, whirlpools, saunas, steam rooms, showers, locker facilities and, as an "accessory use," a health food bar.*

It is noted that the Common Council, as the approving agency, need only give consideration to and generally be guided by the following individual standards and requirements for "Health Clubs."

- 6.7.18.1 *Any masseur or masseuse employed by a "health club" shall be licensed in accordance with Article 155 of the New York State Education Law, and any physical therapist shall be licensed in accordance with Article 136 of the New York State Education Law, and proof of such license shall be clearly displayed in the "Health Club."*

The Applicant shall comply with this standard.

- 6.7.18.2 *The approving agency shall establish a minimum number of supervisory personnel to be present during the hours of operation of a "health club." The minimum number shall be based on the "floor area" of the "health club," the number of members and the types of equipment available.*

This standard is noted.

- 6.7.18.3 *A "health club" shall be located within a totally enclosed and soundproofed "structure."*

As was discussed in detail in Section 6.5.3, above, the Applicant shall implement an acoustical mitigation strategy, as outlined in the Acoustic Testing Report, dated September 10, 2024 and revised September 24, 2025 and illustrated in the Acoustic Isolation Plans, dated October 24, 2025.

- 6.7.18.4 *No cooking or alcoholic beverages shall be permitted in any health food bar, nor shall the area utilized by the health food bar exceed 5% of the "gross floor area" of the "health club."*

The proposed café does not exceed 5% of the gross floor area of the health club and does not include the sale of alcoholic beverages, in compliance with this section. Smoothies and light bites (“grab-n-go”) will be offered.

## **7.5 Site Plan Standards**

According to the Applicant, the proposed health club will not require substantial changes to the architecture of The Source. The Applicant proposes to install 16 new windows along the façade of the building facing Maple Avenue in order to bring natural light into the health club (see drawing by CPG Architects – Level 2 Window Study, dated October 9, 2025).

- 7.5.1 *Conformity of all proposals with this Ordinance and with the goals of the "Comprehensive Plan."*

The proposed health care facility conforms with the City’s Comprehensive Plan (see above).

- 7.5.2 *Safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site. At least the following aspects of the "site plan" shall be evaluated to determine conformity to this standard:*

- 7.5.2.1 *The effect of the proposed development on traffic conditions on existing "streets."*

The Source is currently accessed by two signalized driveways, one along Bloomingdale Road and one along Maple Avenue, opposite Paulding Street. An unsignalized driveway along Maple Avenue provides access to the loading area. The Maple Avenue signalized accessway includes two entering lanes and three exit lanes, consisting of two left turn lanes and one right turn lane. Along Bloomingdale Road, the northbound approach provides one left turn lane and two through lanes while the southbound approach consists of two through lanes and a right turn lane.

The Applicant’s Traffic Study, dated August 27, 2024, assessed the potential impact on traffic of the proposed Life Time health club. The analysis established the 2026 No-Build traffic volumes by seasonally adjusting existing August 2024 traffic counts to represent September conditions and then growing those figures by a 0.5 percent per year (based on NYSDOT data) to 2026. The projected trips for the facility were calculated using standard rates from the ITE's

*Trip Generation* manual. To ensure a conservative analysis, the study assumed no credit for the existing Raymour and Flanigan traffic, treating the Life Time trips as entirely new volume. Furthermore, all site-generated traffic was conservatively assumed to enter and exit the property via the single, key driveway on Bloomingdale Road for capacity testing. The resultant 2026 Build Traffic Volumes were then analyzed using Synchro software on the Bloomingdale Avenue / The Source Parking Garage intersection. The analysis concluded that the intersection will continue to operate at an acceptable Level of Service (LOS), with overall conditions at LOS A and certain individual movements operating at LOS B.

Accordingly, the proposed project will not significantly impact traffic operations in the area.

7.5.2.2 *The number, locations and dimensions of vehicular and pedestrian entrances, exits, drives and walkways.*

Vehicular access to the building exists via two signalized driveways, one on Bloomingdale Road and one on Maple Avenue. These access points remain unchanged.

Pedestrian entrances to the building, one on Bloomingdale Road and one on Maple Avenue, remain unchanged. Pedestrian access from the parking structure to Life Time and the other retail stores and offices also remains unchanged and is provided on all parking levels, on the easterly and northerly side of the parking structure.

The Applicant will install new wayfinding signage for all commercial tenants at strategic and appropriate locations throughout the building's lobby and parking garage, as well as replace the existing pylon sign with a new and more modern pylon sign for the entire building. All reference to Raymour & Flanigan will be replaced with Life Time.

7.5.2.3 *The visibility in both directions at all exit points of the site.*

Visibility into and out of the site remains unchanged from existing conditions and is adequate.

7.5.2.4 *The location, arrangement and adequacy of off- "street" "parking lots," which shall, at a minimum, meet the requirements of Section 8 of this Ordinance.*

There is sufficient parking capacity within the parking garage to support the Life Time facility (see the analysis in Section 6.5.4, above).

7.5.2.5 *Interconnection of "parking lots" via access drives within and between adjacent "parking lots," in order to provide maximum efficiency, minimize curb cuts, and encourage safe and convenient traffic circulation.*

The vehicular and pedestrian access points to the parking structure remain unchanged from existing conditions.

7.5.2.6 *The location, arrangement and adequacy of "loading spaces," which shall, at a minimum, meet the requirements of Section 8 of this Ordinance.*

One loading space is required for a "health club" use. The loading area for the Source is located off of an unsignalized driveway along Maple Avenue and serves all of the commercial uses within the building. It is noted that the loading demand for a health club will be less than that of a furniture store; therefore, the existing loading area is adequate and meets the requirements of Section 8.

7.5.2.7 *Patterns of vehicular and pedestrian circulation both within the boundaries of the development and in relation to the adjoining "street" and sidewalk system.*

Vehicular and pedestrian circulation remains unchanged from existing conditions on the site.

- 7.5.2.8 The location, arrangement and adequacy of facilities for the physically handicapped, such as ramps, depressed curbs and reserved "parking spaces."

Appropriate provisions for the physically disabled are and will continue to be provided within the parking structure.

- 7.5.2.9 *The location, arrangement and adequacy of landscaping within and bordering "parking lots" and "loading spaces," which shall, at a minimum, meet the requirements of Section 8.7.5 of this Ordinance.*

Significant landscaping, including deciduous trees, evergreens, shrubs and groundcover plantings is provided around the entire site, including the entrances to the parking garage and loading area.

- 7.5.2.10 *Adequacy of fire lanes and other emergency zones.*

Appropriate fire zones have been provided and remain unchanged from existing conditions.

- 7.5.3 *The protection of environmental quality and the preservation and enhancement of property values in the neighboring area.*

- 7.5.3.1 *The location, height and materials of walls, fences, hedges and plantings so as to insure harmony with adjacent development, screen "parking lots" and "loading spaces," and conceal storage areas, refuse areas, utility installations and other such features. Such walls, fences, hedges and plantings shall, at a minimum, meet the requirements of Sections 4.4.16, 4.4.19 and 8.7.5 of this Ordinance.*

The property remains unchanged from existing conditions.

- 7.5.3.2 *The prevention of dust and erosion, both during and after construction, through the planting of ground cover or the installation of other appropriate ground surfaces.*

The proposed project will be subject to the City's construction management protocols to the satisfaction of the Commissioner of Public Works. This will minimize the potential of dust generation during and after construction.

- 7.5.3.3 *The preservation of natural features of the site such as wetlands, unique wildlife habitats, historic "structures," major trees and scenic views both from the site and onto or over the site.*

The site is completely built-out. Therefore, there are no natural features, wetlands or unique wildlife habitat on the site.

- 7.5.3.4 *The conformity of exterior lighting to the requirements of Section 4.4.20 of this Ordinance.*

No new exterior lighting has been proposed; however, any new exterior lighting must conform to the requirements of Section 4.4.20.

- 7.5.3.5 *The design and arrangement of "buildings," "structures" and accessory facilities (such as air conditioning systems, public address systems, etc.) so as to achieve minimum and acceptable noise levels at the property boundaries.*

Life Time will be located entirely within The Source. Noise levels generated within the building has been fully discussed in Section 6.5.3, above. Life Time is not expected to generate unacceptable noise levels on the surrounding neighborhood; however, the Applicant is required to comply with Sections 3-4-2 and 3-4-3 of the City's noise ordinance.

7.5.3.6 *The provision of adequate storm and surface water drainage facilities so as to properly drain the site while minimizing downstream flooding.*

Upon confirmation by the City's Commissioner of Public Works, the proposed site plan amendment will not have an adverse impact on sanitary sewage flow.

7.5.3.7 *Access to sunlight for present and potential solar energy systems, both on and off site, as well as "building" siting, orientation and landscaping, meeting at a minimum the requirements of Section 4.4.21 of this Ordinance.*

In order to maximize natural sunlight opportunities and capitalize on views from the building, the Applicant proposes to install 16 new windows along the façade of the building facing Maple Avenue (see drawing by CPG Architects – Level 2 Window Study, dated October 9, 2025). Solar parking canopies were installed on the rooftop parking level of The Source in 2021.

7.5.4 *A quality of "building" and overall site design which will enhance and protect the character and property values of the adjacent neighborhood.*

The overall adaptive reuse of the existing retail space will enhance and protect the property values of the neighborhood, while bringing a major business to Downtown White Plains.

- (b) The Proposed Action should not cause a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, solid waste production levels or potential for erosion, flooding, leaching or drainage problems.

The existing facility is a four-story, retail/office/restaurant building of approximately 265,000 square feet of floor area and approximately 1,024 parking spaces in structured parking.

The "Health Club" will not require substantial changes to the architecture of The Source, although it is proposed to bring natural light into the "Health Club" by installing several windows along the Maple Avenue frontage of the building. In addition, signage is proposed consistent with the current tenant signage. The 1,025 parking spaces at The Source are more than adequate to accommodate the parking needs of the proposed "Health Club" as detailed in the enclosed report, dated August 27, 2024, entitled "Traffic and Parking Study Life Time," prepared by DTS Provident Design Engineering, LLP.

As a condition of the site plan and "health club" special permit approvals, the Applicant shall implement an Acoustical Mitigation Strategy, outlined in the Acoustic Testing Report, dated September 10, 2024 and revised September 24, 2025 and illustrated in the Acoustic Isolation Plans, dated October 24, 2025. The recommended acoustical mitigation strategy represents the minimum design standards to meet the requirements of Section 6.5.3 and 6.7.18.3 of the Zoning Ordinance.

- (c) No large quantities of vegetation or fauna will be removed by the Proposed Action. No endangered species of plant or animal should be adversely affected by the Proposed Action. No other significant adverse impacts to natural resources will result from the Proposed Action.
- (d) The character or quality of important historical, archeological, architectural or aesthetic resources of the City or any neighborhood will not be adversely affected by the Proposed Action.

This six-acre property known as The Source contains a 265,000 square foot four-story commercial building and includes existing businesses such as Whole Foods, The Cheesecake Factory, Dick's Sporting Goods, the Hudson Gateway Association of Realtors, Inc. and the headquarters of The Dannon Company, Inc.

The "Health Club" will not require substantial changes to the architecture of The Source, although it is proposed to bring natural light into the "Health Club" by installing several windows along the Maple Avenue frontage of the building. In addition, signage is proposed consistent with the current tenant signage. The 1,025 parking spaces at The Source are more than adequate to accommodate the parking needs of the proposed "Health Club" as detailed in the enclosed report, dated August 27, 2024, entitled "Traffic and Parking Study Life Time," prepared by DTS Provident Design Engineering, LLP.

- (e) No major change in type or quantity of energy used will result from the Proposed Action.
- (f) No hazard to health or human safety will be created.  
There is no reason to expect any hazard to human health or safety resulting from this Proposed Action.  
  
There is no reason to expect any hazard to human health or safety resulting from this Proposed Action. All development is subject to the appropriate municipal safety codes and approved by the Departments of Building, Public Safety, and Public Works.
- (g) The Proposed Action will not create a substantial change in the use, or intensity of use, of land or other natural resources or the area's capacity to support existing uses. It will not attract a significantly large number of people to the place, neighborhood or community.
- (h) The Proposed Action will not result in the creation of a material demand for other actions which would result in one of the above consequences.
- (I) The Proposed Action will not result in changes in two or more elements of the environment, no one of which has a significant effect on the environment, but which when taken together, result in a substantial adverse impact on the environment.
- (j) The Proposed Action does not represent a change in two or more related actions that, when considered cumulatively, would result in substantial environmental impacts.
- (k) No significant impacts have been identified as a result of the Proposed Action when assessed in connection to its setting, duration, geography scope, magnitude and number of people affected; and be it further

RESOLVED, based on the foregoing reasons, the Common Council hereby determines that the Proposed Action will not have a significant effect on the environment; and be it further

RESOLVED, that the Environmental Officer is authorized to file the appropriate notice as required by SEQR.

Council President Presser seconded the motion.  
Carried.

Mr. Frei-Pearson moved adoption of the following resolution.

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS APPROVING THE APPLICATION SUBMITTED ON BEHALF OF LIFE TIME FOR SITE PLAN AND SPECIAL PERMIT APPROVAL FOR THE DEVELOPMENT OF A HEALTH CLUB ON PROPERTY LOCATED AT 1 MAPLE AVENUE, WHITE PLAINS, NEW YORK**

WHEREAS, the Common Council of the City of White Plains, at its meeting held on December 1, 2025, received a communication from the Commissioner of Building dated November 24, 2025 forwarding an application (the “Application”), submitted on behalf of Life Time (the “Applicant”), the proposed operator of a health club on the third floor of property owned by HUSPP Bloomingdale Road LLC and known as 1 Maple Avenue, White Plains, New York and designated on the Tax Assessment Map of the City of White Plains as Section 128.77, Block 2, Lot 2 (the “Property”), for site plan approval pursuant to Sections 7.1 and 7.7.2 of the Zoning Ordinance of the City of White Plains (the “Zoning Ordinance”) to convert a former furniture retain space into a health club and approval of a special permit to allow a health club in the Special “S” Zoning District pursuant to Sections 6.5 and 6.7 of the Zoning Ordinance (the “Proposed Action”); and

WHEREAS, the Project Site is currently improved with a vacant former Raymour and Flanigan furniture store; and

WHEREAS, in addition to being located in the Special “S” Zoning District, the Property is also located in the Restricted Business “B-1” Zoning District; and

WHEREAS, in furtherance of the Application, the Applicant submitted the following documents:

1. Cover letter dated November 17, 2025 from William S. Null, Esq. of Cuddy & Feder LLP;
2. Short Form Building Permit Application;

3. Full Environmental Assessment Form;
4. Traffic and Parking Study prepared by DTS Provident Design Engineering, LLP dated August 27, 2024;
5. Acoustic Testing Report prepared by Trinity Consultants, Cerami, Longman Lindsey dated September 10, 2024 and last revised September 24, 2025;
6. Acoustic Isolation Plan (4 Sheets);
7. Memorandum of Applicant Concerning Acoustic Mitigation dated November 14, 2025;
8. Architectural Plans entitled “White Plains, NY, 1 Maple Avenue, White Plains, NY 10605” Prepared by CPG Architects and Revised by Life Time Property Development;
9. Floor Plan with Zoning Table;
10. Sign Location Plans entitled “Hines The Source” consisting of the following sheets:
  - a. Cover Sheet;
  - b. Sheet G.3 – Level G Sign Location Plan;
  - c. Section Separator – Sign Type Drawings;
  - d. Sheet G.12 – A2 Pylon;
  - e. Sheet G.13 – A2 Pylon;
  - f. Sheet G.12 – A2 Pylon (Details);
  - g. Sheet G.12 – A2 Pylon (Lighting Detail);
  - h. Sheet G.14 – B2 Tower Tenant Signs;
  - i. Sheet G.15 – C Fin Sign ;
  - j. Sheet G.15 – C Fin Sign (Electrical Detail);

- k. Sheet G.16 – E WF Blade;
- l. Sheet G.17 – F1 Parking Entry Maple North;
- m. Sheet G.17 – F1 Parking Entry Maple North (Electrical Detail);
- n. Sheet G.18 – F2 Parking Entry Bloomingdales East;
- o. Sheet G.18 – F2 Parking Entry Bloomingdales East (Electrical Detail);
- p. Rendered Photograph of Exterior Signage;
- q. Rendered Photograph of Garage Signage;
- r. Photograph of Wayfinding Signage to be Updated; and

11. Café Menu; and

WHEREAS, while, pursuant to Section 6.2.2.7 of the Zoning Ordinance, the special permit applied for would normally be considered by the White Plains Planning Board, pursuant to Sections 3.6.2 and 7.7.2 of the Zoning Ordinance, any significant change to an existing site plan in a Special “S” Zoning District would require the applicant for such change to follow the same procedures for such change as for the original site plan; and

WHEREAS, due to the fact that the original site plan for the Property was reviewed by the Common Council, the approving agency for the instant Application, including any requested special permits, would be the Common Council; and

WHEREAS, the Application was referred to all of the necessary City departments, boards, commissions, agencies and officers for review, comments and recommendations in accordance with the Zoning Ordinance; and

WHEREAS, the Application was further referred to the Westchester County Planning Board pursuant to Section 239-m of the General Municipal Law; and

WHEREAS, since the Application involves the approval of a special permit, Section 6.4.2 of the Zoning Ordinance requires that a public hearing be held on the Application; and

WHEREAS, at its meeting of December 1, 2025, the Common Council set a date for a public hearing on the Application for January 5, 2026 and directed the Applicant to give notice thereof; and

WHEREAS, the Common Council heard public comment at the hearing held on January 5, 2026, which hearing was then closed on such date; and

WHEREAS, the Common Council has received the following communications with regard to the Application:

- a. Commissioner of Building, dated December 17, 2025;
- b. Commissioner of Planning, dated December 17, 2025;
- c. City of White Plains Design Review Board, dated December 15, 2025;
- d. Commissioner of Public Safety, dated December 22, 2025;
- e. Commissioner of Public Works, dated December 22, 2025;
- f. City of White Plains Planning Board, dated December 17, 2025;
- g. Deputy Commissioner for Transportation Engineering, dated December 10, 2025;
- h. City of White Plains Transportation Commission, dated December 19, 2025;
- i. Commissioner of Parking, dated December 15, 2025; and
- j. Environmental Officer, dated December 28, 2025; and
- k. Westchester County Planning Board, dated December 16, 2025; and

WHEREAS, the Common Council has reviewed and considered comments from the various City departments, officers, agencies, boards and commissions, the Westchester County Planning Board, and the Environmental Officer, and has reviewed the Application with

consideration of the “One White Plains” Comprehensive Plan adopted in June 2024 (the "Comprehensive Plan"), the B-1 and S Districts and the standards set forth in the Zoning Ordinance, including, but not limited to, Sections 5, 6 and 7; and

WHEREAS, concurrent with this Resolution, the Common Council adopted an Environmental Findings Resolution in connection with the Application, in which the Common Council, in accordance with the State Environmental Quality Review Act, Environmental Conservation Law §8-0101 et seq. and its implementing regulations codified at Part 617 of Title 6 of the New York Codes, Rules and Regulations (altogether, “SEQRA”), (a) recognized that it is Lead Agency for the consideration of the Application, (b) that the Proposed Action is an Unlisted Action, (c) determined that the Proposed Action will not have a significant effect on the environment and (d) ordered that the determination be filed and published in accordance with SEQRA.

NOW, THEREFORE, BE IT

RESOLVED, that the Common Council hereby adopts, as the Common Council’s findings, the Commissioner of Planning’s analysis of the Application’s compliance with Sections 5.2, 6.5, 6.7.18 and 7.5 of the Zoning Ordinance, as such analysis is stated in the Commissioner’s communication dated December 17, 2025; and be it further

RESOLVED, that based upon the above Findings, the Common Council determines that the applicable standards of Sections 5, 6 and 7 of the Zoning Ordinance have been satisfied and approval of the project be and hereby is granted, subject to the following conditions:

- A. The Applicant’s compliance with the comments and conditions numbered 1 through 4 set forth in the communication of the Commissioner of Planning dated December 17, 2025; and

- B. The Applicant's compliance with the comment and condition numbered 2 set forth in the communication of the Design Review Board dated December 15, 2025; and
- C. The Applicant's compliance with the comments and conditions numbered 1 through 5 as set forth in communication of the Commissioner of Public Works, dated December 22, 2025; and be it further

RESOLVED, that this Resolution shall be effective immediately.

Council President Presser seconded the motion.  
Carried.

Communication from the Corporation Counsel.



**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

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

In November of 1970, the City of White Plains granted to Louis Handler d/b/a White Plains Executive Hotel Co. permission to construct and maintain a pedestrian bridge over Lyon Place to service properties at 1 and 4 Lyon Place (the "Indenture"). At its meeting of September 21, 2021, the Common Council authorized the assignment of this Indenture to Beitel Group through its business affiliate Arthouse WP Developments LLC ("Arthouse") to further the redevelopment of 1 and 4 Lyon Place to multifamily residential apartment units. On January 6, 2025, the Common Council further authorized the assignment of the Indenture to Arbor SR Realty, Inc. in the form of a collateral assignment for the purposes of completing a refinancing of the redevelopment project.

Separately, on March 26, 2013, the City and Esplanade of White Plains Venture Partnership entered into a License Agreement permitting Esplanade to use a certain area of the Lyon Place garage, which License Agreement has been assigned from time to time for financing purposes as permitted by Section 12.1 of the License Agreement. The current holder of the License Agreement is, as well, Arbor SR Realty, Inc.

Arthouse is currently working to transfer 1 and 10 Lyon Place to RBH 1 Lyon LLC, which will subsequently ground lease the property to Teachers Village Social Impact 1 Lyon, LLC (the "Assignee"). The transfer would necessitate that both the Indenture and the License Agreement be transferred to both RBH 1 Lyon LLC and Teachers Village Social Impact 1 Lyon, LLC, after the License Agreement and Indenture are transferred back to Arthouse as part of the title transfer.

Arthouse, through their attorney Neil Alexander of Cuddy & Feder, LLP, has now requested that the Common Council authorize the transfer of the Indenture and the License Agreement from Arthouse to RBH 1 Lyon LLC and Teachers Village Social Impact 1 Lyon, LLC. Submitted herewith is an ordinance authorizing the assignment.



John G. Callahan  
Corporation Counsel

Date: December 30, 2025

Mr. Frei-Pearson moved that it/they be filed and spread in full upon the minutes.  
Mr. Payne seconded the motion.  
Carried.

Mr. Frei-Pearson asked unanimous consent to offer an ordinance entitled,  
"Ordinance of the Common Council of the City of White Plains authorizing the  
assignment of agreements for a pedestrian bridge and parking ."  
Unanimous consent granted.

Mr. Frei-Pearson moved adoption of the following Ordinance.

ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS  
AUTHORIZING THE ASSIGNMENT OF AGREEMENTS FOR A PEDESTRIAN  
BRIDGE AND PARKING.

WHEREAS, on November 1, 1970, The City of White Plains (the “City”) entered into an indenture agreement (the “Indenture”) with Louis Hander d/b/a White Plains Executive Hotel Co. (the “Grantee”) granting the Grantee permission to construct and maintain a pedestrian bridge across Lyon Place between properties known as 1 and 4 (now 10) Lyon Place, White Plains, New York (the “Premises”); and

WHEREAS, the Indenture stipulates that the Indenture may not be assigned by Grantee without the consent of the City; and

WHEREAS, the Indenture has been subsequently assigned to Beitel Group through its business affiliate Arthouse WP Developments LLC (“Arthouse”); and

WHEREAS, in order to facilitate certain previous refinancing involving the Premises, the Indenture has subsequently been collaterally assigned to Arbor Realty SR, Inc.; and

WHEREAS, on March 26, 2013, the City and Esplanade of White Plains Venture Partnership entered into a License Agreement permitting Esplanade to use a certain area of the Lyon Place garage, which License Agreement has been assigned from time to time for financing purposes; and

WHEREAS, the current holder of the License Agreement is also Arbor Realty SR, Inc., having been assigned the agreement by Arthouse; and

WHEREAS, in order to transfer title to 1 and 10 Lyon Place from Arthouse to RBH 1 Lyon LLC and subsequently ground lease the property to Teachers Village Social Impact 1 Lyon, LLC, Arthouse has requested that the City consent to the assignment of both the Indenture and the License Agreement to RBH 1 Lyon LLC and Teachers Village Social Impact 1 Lyon,

LLC, subsequent to the Indenture and the License Agreement being assigned back to Arthouse as part of the aforementioned title transfer.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AS FOLLOWS:

Section 1. The assignment of the Indenture and the License Agreement to RBH 1 Lyon LLC and Teachers Village Social Impact 1 Lyon, LLC be and hereby is authorized. The Corporation Counsel is authorized to prepare and execute any documentation necessary to effectuate such assignments.

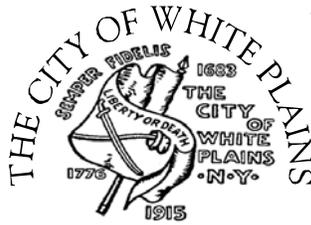
Section 2. That this ordinance shall be effective immediately.

Mr. Payne seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, Mr. Payne Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor.

Communication from the Commissioner of Recreation and Parks.

**JUSTIN BRASCH**  
MAYOR



**BETH BRICKER**  
COMMISSIONER

**DARREN VALDES**  
DEPUTY COMMISSIONER

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

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

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

RE: Department of Recreation and Parks  
Proposed Schedule of Fees to be Effective March 1, 2026

Staff of the Department of Recreation and Parks have carefully reviewed and evaluated each and every program fee and have recommended a new fee schedule to be effective on March 1, 2026. The Recreation Advisory Committee has reviewed the new program fees and recommends the attached Proposed Schedule of Fees listed on the attached ordinance.

I, therefore, respectfully request that the Common Council approve the Schedule of Fees for the Department of Recreation and Parks to take effect March 1, 2026 as set forth on the attached ordinance.

*Beth Bricker*

Beth Bricker, Commissioner  
Recreation and Parks

Date: December 8, 2025

# White Plains Recreation & Parks Proposed Fees



EFFECTIVE MARCH 1, 2026

## RENTALS

	DATE FEE WAS LAST AMENDED	CURRENT 2025/26	PROPOSED FEES 2026/27
<b>DELFINO AND GILLIE FIELDS (PER HOUR)</b>			
Resident Adult	2023/24	\$ 115.00	\$ 115.00
Non-Resident Adult	2023/24	\$ 155.00	\$ 155.00
Youth	2025/26	\$ 60.00	\$ 60.00
<i>Non-Resident Youth</i>	2024/25	\$ 90.00	\$ 90.00
Field Rental (non-profit org) 3 Hours Max	2012/13	\$ 100.00	\$ 110.00
Field Lights (per hour)	2023/24	\$ 75.00	\$ 75.00
<b>GARDELLA &amp; BATTLE HILL FIELDS (PER HOUR)</b>			
Resident Adult	2023/24	\$ 75.00	\$ 75.00
Non-Resident Adult	2023/24	\$ 110.00	\$ 110.00
Youth	2025/26	\$ 50.00	\$ 50.00
<i>Non-Resident Youth</i>	2024/25	\$ 60.00	\$ 60.00
Field Rental (non-profit org) 3 Hours Max	2012/13	\$ 100.00	\$ 110.00
<b>FLAG RAISINGS</b>			
Flag Raising (1 hour max) Weekdays	2022/23	\$ 250.00	\$ 250.00
Flag Raising (1 hour max) Weekend	2022/23	\$ 500.00	\$ 500.00
<b>EBERSOLE ICE RINK RENTALS (PER HOUR)</b>			
Resident	2025/26	\$ 315.00	\$ 315.00
Non-Resident	2025/26	\$ 370.00	\$ 385.00
Out of Season Ebersole Rink (3 hr min)	2025/26	\$ 100.00	\$ 100.00
Ebersole Locker Rental (per use)	2012/13	\$ 0.25	\$ 0.25
<b>ROOM RENTALS</b>			
Recreation Room Rental (per hour)	2010/11	\$ 75.00	\$ 85.00
Community Center Room Rental (per hour)	2017/18	\$ 100.00	\$ 110.00
<b>COURTS</b>			
Tennis Court Rentals (Per Court/hourly)	2023/24	\$ 30.00	\$ 30.00
Platform/Pickleball (Per court/hourly)	2017/18	\$ 25.00	\$ 25.00

# White Plains Recreation & Parks Proposed Fees



EFFECTIVE MARCH 1, 2026

## PERMITS

DATE FEE WAS LAST AMENDED	CURRENT 2025/26	PROPOSED FEES 2026/27
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### PERMITS

Dog Park - Resident (Per Dog)	2018/19	\$ 25.00	\$ 25.00
Dog Park - Non Resident (Per Dog)	2018/19	\$ 50.00	\$ 50.00
Kayaking Permit (Season 4/15-10/15)	2024/25	\$ 50.00	\$ 50.00
Community Gardens Fees	2025/26	\$ 75.00	\$ 75.00
Delfino Park Picnic Shelter (5 hours)	2023/24	\$ 250.00	\$ 250.00
Gardella Park Picnic Shelter (5 hours)	2023/24	\$ 150.00	\$ 150.00

# White Plains Recreation & Parks Proposed Fees



EFFECTIVE MARCH 1, 2026

## CONCESSIONS

DATE FEE WAS LAST AMENDED	CURRENT 2025/26	PROPOSED FEES 2026/27
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### CONCESSIONS

Ebersole Fitness Room - License (Monthly)	2023/24	\$ 2,000.00	\$ 2,000.00
Ebersole Food Concession	2022/23	\$ 3,750.00	\$ 3,750.00
Trailer/Locker room at Ebersole (Season)	2023/24	\$ 2,000.00	\$ 2,000.00
Tennis Concession (Monthly)	2025/26	\$ 16,150.00	\$ 19,050.98
Farmers Market	2022/23	\$ 3,750.00	\$ 3,750.00
ATM Fee		NEW	\$ 360.00
Live Barn - License (Season)		NEW	\$ 100.00

# White Plains Recreation & Parks Proposed Fees



EFFECTIVE MARCH 1, 2026

## PASSES

DATE FEE WAS LAST AMENDED	CURRENT 2025/26	PROPOSED FEES 2026/27
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### PLATFORM/PICKLEBALL

Youth/Senior Citizen (Season Pass)	2024/25	\$ 85.00	\$ 85.00
Resident Adult (Season Pass)	2024/25	\$ 120.00	\$ 120.00
Non-Resident (Season Pass)	2010/11	\$200.00	\$200.00
Combo Tennis/Platform Senior Resident	2024/25	\$185.00	\$185.00
Combo Platform/Pickle Senior Resident	2024/25	\$145.00	\$145.00
Guest Passes (Delfino Only)	2025/26	\$ 7.00	\$ 7.00

### TENNIS

Youth (Season Pass)	2022/23	\$90.00	\$90.00
Senior Citizen (Season Pass)	2022/23	\$130.00	\$130.00
Resident Adult (Season Pass)	2022/23	\$ 150.00	\$ 150.00
Non-Resident Adult (Season Pass)	2024/25	\$ 325.00	\$ 325.00

### TENNIS DAILY FEE PAID PER SESSION

Adult - Resident	2024/25	\$ 15.00	\$ 15.00
Youth/Senior Citizen - Resident	2024/25	\$12.00	\$12.00
Youth/Senior Citizen - Non Resident	2024/25	\$ 15.00	\$ 15.00
Adult - Non Resident	2024/25	\$ 18.00	\$ 18.00
Guest Coupons - Adults (5 plays)	2024/25	\$ 65.00	\$ 65.00
Guest Coupons Senior/Youth (5 plays)	2025/26	\$ 50.00	\$ 50.00

### POOLS

Youth (Season Pass)	2021/2022	\$ 25.00	\$ 25.00
Adult (Season Pass)	2021/2022	\$ 35.00	\$ 35.00
Senior (Season Pass)	2021/2022	\$ 25.00	\$ 25.00
Guest Pass	2021/2022	\$ 8.00	Abolish
Day Pass		NEW	\$6.00

# White Plains Recreation & Parks

## Proposed Fees



EFFECTIVE MARCH 1, 2026

### YOUTH PROGRAMMING

DATE FEE WAS LAST AMENDED	CURRENT 2025/26	PROPOSED FEES 2026/27
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#### YOUTH BASKETBALL

Summer Youth Basketball (Kittrell)	2024/25	\$ 35.00	\$ 35.00
Youth Basketball Instructional (6 Weeks)	2024/25	\$95.00	\$95.00
Summer HS Basketball Individual Fee	2024/25	\$ 35.00	\$ 35.00
Summer HS Basketball Individual - Non Resident	2024/25	\$ 45.00	\$ 45.00
Travel Basketball	2021/2022	\$350.00	\$350.00

#### DANCE

Dance Classes - 12 Sessions	2017/18	\$ 155.00	\$ 155.00
Dance Classes - 10 Sessions		NEW	\$ 130.00

\*Ballet Jazz, Pre-Ballet, Hip-Hop, Musical Theater Jazz

#### TENNIS INSTRUCTION

Youth (6 Sessions)	2024/25	\$ 175.00	\$ 175.00
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#### TRACK & CROSS COUNTRY

Track & Cross Country (Fall - 6 Sessions)	2024/25	\$ 95.00	\$ 95.00
Track & Cross Country (Spring - 10 Sessions)	2024/25	\$ 150.00	\$ 150.00

#### CHEER & TUMBLING

Cheer (Fall / Winter 8 Week)	2024/25	\$ 90.00	\$ 90.00
Cheer (Spring - 8 Week)	2024/25	\$ 110.00	\$ 110.00
Tumbling Spring	2024/25	\$ 110.00	\$ 110.00
Tumbling Fall	2024/25	\$ 90.00	\$ 90.00

#### OTHER

Teen Program	2016/17	\$ 10.00	\$ 10.00
Early Childhood/Pre-School (6 weeks)	2025/26	\$ 110.00	\$ 110.00
Campout	2025/26	\$ 75.00	\$ 75.00
Soccer (Instructional - 6 Week)	2024/25	\$ 95.00	\$ 95.00
Soccer (League - 6 Week)	2024/25	\$ 100.00	\$ 100.00

# White Plains Recreation & Parks Proposed Fees



EFFECTIVE MARCH 1, 2026

## PARTNER PROGRAMS

DATE FEE WAS LAST AMENDED	CURRENT 2025/26	PROPOSED FEES 2026/27
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### PARTNER PROGRAMS

Partner Programs	2015/16	25% Fee	25% Fee
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# White Plains Recreation & Parks Proposed Fees



EFFECTIVE MARCH 1, 2026

## ADULT PROGRAMMING

	DATE FEE WAS LAST AMENDED	CURRENT 2025/26	PROPOSED FEES 2026/27
<b>TENNIS INSTRUCTION</b>			
Adult (6 Sessions)	2024/25	\$ 225.00	\$ 225.00
<b>ADULT BASKETBALL (PER TEAM)</b>			
Men's Winter	2018/19	\$ 1,000.00	\$ 1,000.00
Men's Summer	2025/26	\$ 1,200.00	\$ 0.00
<b>SOFTBALL (PER TEAM)</b>			
Men's-Resident	2025/26	\$ 1,500.00	\$ 1,500.00
Coed Resident	2025/26	\$ 1,500.00	\$ 1,500.00
Fall Softball	2017/18	\$ 825.00	\$ 850.00

# White Plains Recreation & Parks Proposed Fees



EFFECTIVE MARCH 1, 2026

## CAMPS

DATE FEE WAS LAST AMENDED	CURRENT 2025/26	PROPOSED FEES 2026/27
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### SUMMER DAY CAMP

Day Camp (6 weeks)	2025/26	\$ 1,375.00	\$1,425.00
Travel Camp (6 weeks)	2025/26	\$ 1,950.00	\$1,990.00
Early Morning	2024/25	\$ 210.00	\$ 210.00
Extended Day to 5:30	2024/25	\$ 480.00	\$ 480.00

### 1 WEEK CAMPS

Resident 1/2 Day Program	2025/26	\$ 115.00	\$ 115.00
Resident Full Day Program	2025/26	\$ 210.00	\$ 210.00

# White Plains Recreation & Parks Proposed Fees



EFFECTIVE MARCH 1, 2026

## POOLS

DATE FEE WAS LAST AMENDED	CURRENT 2025/26	PROPOSED FEES 2026/27
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### POOLS

Youth (Season Pass)	2021/2022	\$ 25.00	\$ 25.00
Adult (Season Pass)	2021/2022	\$ 35.00	\$ 35.00
Senior (Season Pass)	2021/2022	\$ 25.00	\$ 25.00
Guest Pass	2021/2022	\$ 8.00	Abolish
Day Pass		NEW	\$6.00

### SWIMMING INSTRUCTION

Youth - Indoor	2025/26	\$120.00	\$120.00
Youth - Outdoor	2025/26	\$50.00	\$50.00

### SWIM TEAM

Swim Team Prep	2022/23	\$ 135.00	Abolish
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# White Plains Recreation & Parks Proposed Fees



EFFECTIVE MARCH 1, 2026

## EBERSOLE ICE RINK

DATE FEE WAS LAST AMENDED	CURRENT 2025/26	PROPOSED FEES 2026/27
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### EBERSOLE ICE RINK

Youth Admission	2024/25	\$ 10.00	\$ 10.00
Senior Admission	2024/25	\$ 7.00	\$ 7.00
Adult Admission	2024/25	\$ 12.00	\$ 12.00
Group Rate	2024/25	\$ 8.00	\$ 8.00
Youth Coupons (10 Entries)	2024/25	\$ 80.00	\$ 80.00
Adult Coupons (10 Entries)	2024/25	\$ 100.00	\$ 100.00
Skate Rentals	2025/26	\$ 6.00	\$ 6.00
Skate Sharpening	2025/26	\$ 12.00	\$ 12.00
Party Room Rental (2 Hours) No Skating	2012/13	\$ 200.00	\$ 200.00

### EBERSOLE ICE RINK RENTALS (PER HOUR)

Resident	2025/26	\$ 315.00	\$ 315.00
Non-Resident	2025/26	\$ 370.00	\$385.00
Out of Season Ebersole Rink (3 hr min)	2025/26	\$ 100.00	\$ 100.00
Ebersole Locker Rental (per use)	2012/13	\$ 0.25	\$ 0.25

### INSTRUCTION

Resident Instruction 8 Weeks	2024/25	\$ 185.00	\$ 185.00
Non Resident Intruction Fee 8 Weeks	2024/25	\$210	\$225.00

### HOCKEY (PER PERSON)

Resident	2025/26	\$ 1,250.00	\$ 1,250.00
Non-Resident	2025/26	\$ 2,350.00	\$ 2,350.00
Mini/Mites	2025/26	\$ 1,150.00	\$ 1,150.00
Tryouts	2018/19	\$ 85.00	\$105.00
18U	2025/26	\$ 900.00	\$ 900.00
18U Non-Resident	2025/26	\$ 1,350.00	\$ 1,350.00
Open Adult Hockey	2015/16	\$15.00	\$15.00
Learn to Play 6 Weeks- NY Rangers (Partner)			

# White Plains Recreation & Parks Proposed Fees



EFFECTIVE MARCH 1, 2026

## DIFFERING ABILITIES

DATE FEE WAS LAST AMENDED	CURRENT 2025/26	PROPOSED FEES 2026/27
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### DIFFERING ABILITIES

Special Needs - Residents (Per class)	2023/24	\$ 12.00	\$ 12.00
Special Needs - Non Resident (Per class)	2023/24	\$ 15.00	\$ 15.00

# White Plains Recreation & Parks Proposed Fees



EFFECTIVE MARCH 1, 2026

## SENIOR PROGRAMMING

DATE FEE WAS LAST AMENDED	CURRENT 2025/26	PROPOSED FEES 2026/27
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### SENIOR PROGRAMMING

Transportation Contribution	2015/16	\$ 1.00	\$ 1.00
Nutrition Contribution	2015/16	\$ 3.00	\$ 3.00

### 6 WEEK PROGRAMS

Resident	2017/18	\$ 28.00	\$ 28.00
Non-Resident	2017/18	\$ 52.00	\$ 52.00

### 8 WEEK PROGRAMS

Resident	2017/18	\$ 35.00	\$ 35.00
Non-Resident	2017/18	\$ 64.00	\$ 64.00
Seasonal Resident Program Fee	2015/16	\$ 5.00	\$ 5.00

Mr. Frei-Pearson moved that it/they be filed and spread in full upon the minutes.  
Mr. Payne seconded the motion.  
Carried.

Mr. Frei-Pearson asked unanimous consent to offer an ordinance entitled,  
"Ordinance of the Common Council of the City of White Plains establishing and  
approving a schedule of user fees for the Department of Recreation and Parks effective  
March 1, 2026."

Unanimous consent granted.

Mr. Frei-Pearson moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF  
WHITE PLAINS ESTABLISHING AND APPROVING A SCHEDULE OF  
USER FEES FOR THE DEPARTMENT OF RECREATION AND PARKS  
EFFECTIVE MARCH 1, 2026.**

WHEREAS, the Commissioner of Recreation and Parks has recommended a revised schedule of Recreation and Parks user fees (the “Schedule of Recreation and Parks User Fees” or “Schedule”) for the various programs and facilities organized and operated by the Department of Recreation and Parks; and

WHEREAS, the total amount of fees estimated to be received by the Department of Recreation and Parks is based on the proposed Schedule.

NOW, THEREFORE, the Common Council hereby ordains and enacts as follows:

Section 1. The Common Council hereby establishes and approves the Schedule of Recreation and Parks User Fees, which Schedule is attached hereto and made a part hereof, for the various programs and facilities organized and operated by the Department of Recreation and Parks, such fees to be effective March 1, 2026.

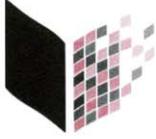
Section 2. The Schedule of Recreation and Parks User Fees shall be filed with the City Clerk.

Section 3. This ordinance shall take effect on March 1, 2026.

Mr. Payne seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, Mr. Payne Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor.

Communication from the Director of the Library.



WHITE PLAINS  
PUBLIC LIBRARY

100 MARTINE AVENUE ■ WHITE PLAINS, NEW YORK 10601  
T914.422.1400 ■ F914.422.1462 ■ WHITEPLAINSLIBRARY.ORG

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

The White Plains Public Library has received a Grant in Aid in the amount of \$35,000 from NYS Senator Shelley Mayer to support a Teacher in the Library program for the 2025/26 school year. The Library will use these funds for educational purposes to provide homework help for students K-12 in the Library.

In order to properly account for the receipt of these revenues and the subsequent expenditures, it is respectfully requested that the Mayor be authorized to direct the Budget Director to amend the FY 2025-2026 Library Fund Budget as follows:

**Increase Revenues:**

L001-02233 New York State Grant \$35,000

**Increase Expenditures:**

L004-4.709 Library Programming \$35,000

Submitted is an ordinance authorizing the White Plains Public Library to accept this grant from the NYS Grant in Aid Program and authorizing the Budget Director to amend the FY2025-2026 Library fund Budget by \$35,000. The ordinance also authorized the Commissioner of Finance to receive and disburse funds accordingly.

Respectfully Submitted,

A handwritten signature in black ink that reads "Laura Eckley".

Laura Eckley  
Library Director

Dated: December 15, 2025

Mr. Frei-Pearson moved that it/they be filed and spread in full upon the minutes.  
Mr. Payne seconded the motion.  
Carried.

Mr. Frei-Pearson asked unanimous consent to offer an ordinance entitled,  
"Ordinance of the Common Council of the City of White Plains authorizing the City to receive a grant in the amount of \$35,000 from the New York State Grant in Aid Program to support a teacher in the library program ."

Unanimous consent granted.

Mr. Frei-Pearson moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF  
WHITE PLAINS AUTHORIZING THE CITY TO RECEIVE A GRANT IN  
THE AMOUNT OF \$35,000 FROM THE NEW YORK STATE GRANT IN AID  
PROGRAM TO SUPPORT A TEACHER IN THE LIBRARY PROGRAM**

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

**Section 1.** The Mayor is hereby authorized to receive a grant to the White Plains Public Library in the amount of \$35,000 from the New York State Grant in Aid Program to support a Teacher in the Library Program, which provides homework help for K-12 students for the 2025-26 school year.

**Section 2.** The Mayor is further authorized to direct the Budget Director to amend the Fiscal Year 2025/26 Library Fund Budget as follows:

**Increase Revenues:**

L001-02233	New York State Grant	<u>\$35,000</u>
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**Increase Expenditures:**

L004-4.709	Library Programming	<u>\$35,000</u>
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**Section 3.** The Mayor is authorized to direct the Commissioner of Finance to advance funds from the General Fund, as necessary, pending the receipt of the grant proceeds, and to receive and disburse funds accordingly.

**Section 4.** This ordinance shall take effect immediately.

Mr. Payne seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, Mr. Payne Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor.

Communication from the Director of the Youth Bureau.



CITY OF WHITE PLAINS 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., Ph.D.  
EXECUTIVE DIRECTOR

ELIZABETH ALMONTE, MBA  
DEPUTY DIRECTOR

December 19, 2025

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The Westchester County Invest In Kids Program has awarded the City of White Plains Youth Bureau a three year grant of Fifty Thousand Dollars (\$50,000) each year starting on January 01, 2026 and ending on December 31, 2028 to support our *Youth Court Program – Social Justice for Youth*. This program seeks to reduce the number of youth who become court involved and / or are arrested. These youths are offered an opportunity to choose an alternative to incarceration by having their cases processed by a jury of their peers in the White Plains Youth Court. This Youth Court adopts an additional position of peer advocate based on the ROSEbuds Peer Advocate program of the Westchester County Girls Justice Initiative.

I am requesting that the Mayor be authorized to enter into a contract with Westchester County to receive these funds. It is also requested that the Mayor authorize the Budget Director to increase the estimated revenue and appropriations and amend the Fiscal Year 2025/26 Youth Development Fund as follows:

Increase Estimated Revenue:

SJY26 - 02257	WC/Invest In Kids	<u>\$50,000</u>
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Increase Appropriations:

SJY26 - 1.800	Part Time Salary	\$23,067
SJY26 - 2.001	FICA	\$1,764
SJY26 - 2.101	NYS Emp. Pension	\$1,647
SJY26 - 4.910	Grnt. Supplies	\$2,516
SJY26 - 4.940	Contracted Services	\$17,100
SJY26 - 4.970	Travel	<u>\$3,906</u>

**Total** **\$50,000**

Respectfully submitted,

Frank Williams, Jr.  
Director

Mr. Payne moved that it/they be filed and spread in full upon the minutes.  
Council President Presser seconded the motion.  
Carried.

Mr. Payne asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City authorizing the City to receive a grant from the County of Westchester for the Youth Bureau's Youth Court Program."

Unanimous consent granted.

Mr. Payne moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL AUTHORIZING THE CITY TO RECEIVE A GRANT FROM THE COUNTY OF WESTCHESTER FOR THE YOUTH BUREAU’S YOUTH COURT PROGRAM**

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 a grant in from the County of Westchester through the Invest in Kids Program to allow the Youth Bureau to continue its Youth Court Program – Social Justice for Youth. The period of the grant is January 1, 2026 through December 31, 2028 and will provide funding in the amount of Fifty Thousand and 00/100 Dollars (\$50,000.00) per year. The Mayor or his designee is authorized to execute on behalf of the City any and all contracts and documents in connection with said grant. Any such contracts and documents shall be in a form approved by the Corporation Counsel.

**Section 2.** Said agreement may provide that the City may hold harmless and indemnify the County of Westchester in connection with the grant and shall be in a form approved by the Corporation Counsel.

**Section 3.** The Mayor is further authorized to direct the Budget Director to amend the Fiscal Year 2025/26 Youth Development Fund as follows:

<u>Increase Estimated Revenue:</u>			
SJY26 – 02257	WC/Invest In Kids		<b><u>\$50,000</u></b>
 <u>Increase Appropriations:</u>			
SJY26 – 1.800	Part Time Salary		\$23,067
SJY26 – 2.001	FICA		\$1,764
SJY26 – 2.101	NYS Emp. Pension		\$1,647
SJY26 – 4.910	Program Supplies		\$2,516
SJY26 – 4.940	Contracted Services		\$17,100
SJY26 – 4.970	Travel		\$3,906
	<b>Total</b>		<b><u>\$50,000</u></b>

**Section 4.** The Commissioner of Finance is hereby authorized to receive and disburse such funds accordingly.

**Section 5.** This ordinance shall take effect as of January 1, 2026.

Council President Presser seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, Mr. Payne Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor.

Communication from the Director of the Youth Bureau.



CITY OF WHITE PLAINS 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., Ph.D.  
EXECUTIVE DIRECTOR  
ELIZABETH ALMONTE, MBA  
DEPUTY DIRECTOR

December 16, 2024

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The New York State Office of Children and Family Services (OCFS) through the Westchester County Youth Bureau has awarded a grant of Twenty-Nine Thousand (\$29,000) dollars for continuing the Youth Bureau's Youth Sports and Education program to support healthy youth development. The funding period is October 1, 2025 to September 30, 2026.

I am requesting that the Mayor be authorized to enter into a contract with The New York State Office of Children and Family Services to receive these funds. It is also requested that the Mayor authorize the Budget Director to increase the estimated revenue and appropriations and amend the Fiscal Year 2025/26 Youth Development Funds.

**Increase Estimated Revenue:**

SPRT26 – 02279	NYS OCFS	<b>\$29,000</b>
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**Increase Appropriations:**

SPRT26 - 1.800	Part time Salary	\$7,560
SPRT26 – 2.001	FICA	\$578
SPRT26 – 2.101	NYS Emp. Pension	\$1,134
SPRT26 - 4.910	Grant Supplies	\$3,148
SPRT26 – 4.940	Contracted Services	\$13,580
SPRT26 – 4.970	Grant Travel	<u>\$3,000</u>

<b>Total</b>	<b><u>\$29,000</u></b>
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Respectfully submitted,

Frank Williams, Jr. Director

Mr. Payne moved that it/they be filed and spread in full upon the minutes.  
Council President Presser seconded the motion.  
Carried.

Mr. Payne asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City authorizing the City to receive a grant from the County of Westchester for the Youth Bureau's Sports Program."

Unanimous consent granted.

Mr. Payne moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL AUTHORIZING THE CITY TO RECEIVE A GRANT FROM THE COUNTY OF WESTCHESTER FOR THE YOUTH BUREAU’S SPORTS PROGRAM**

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 a grant in the amount of Twenty-Nine Thousand and 00/100 Dollars (\$29,000.00) from the County of Westchester to allow the Youth Bureau to continue a sports program to support healthy youth development. The funds for this grant were originally received by the County from the New York State Office of Children and Family Services. The period of the grant is October 1, 2025 through September 30, 2026. The Mayor or his designee is authorized to execute on behalf of the City any and all contracts and documents in connection with said grant. Any such contracts and documents shall be in a form approved by the Corporation Counsel.

**Section 2.** Said agreement may provide that the City may hold harmless and indemnify the County of Westchester in connection with the grant and shall be in a form approved by the Corporation Counsel.

**Section 3.** The Mayor is further authorized to direct the Budget Director to amend the Fiscal Year 2025/26 Youth Development Fund as follows:

<u>Increase Estimated Revenue:</u>		
SPRT26 – 02279	NYS OCFS	<b><u>\$29,000</u></b>
 <u>Increase Appropriations:</u>		
SPRT26 – 1.800	Part Time Salary	\$7,560
SPRT26 – 2.001	FICA	\$578
SPRT26 – 2.101	NYS Emp. Pension	\$1,134
SPRT26 – 4.910	Grant Supplies	\$3,148
SPRT26 – 4.940	Contracted Services	\$13,580
SPRT26 – 4.970	Grant Travel	\$3,000
	<b>Total</b>	<b><u>\$29,000</u></b>

**Section 4.** The Commissioner of Finance is hereby authorized to receive and disburse such funds accordingly.

**Section 5.** This ordinance shall take effect as of October 1, 2025.

Council President Presser seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, Mr. Payne Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor.

Communication from the Director of the Youth Bureau.



CITY OF WHITE PLAINS 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., Ph.D.  
EXECUTIVE DIRECTOR  
ELIZABETH ALMONTE, MBA  
DEPUTY DIRECTOR

December 18, 2025

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The New York State OASAS has awarded the White Plains Youth Bureau \$227,788 to continue its Project Hope Program, providing alcohol and substance prevention services to the City of White Plains. The contract period is January 01, 2026 to December 31, 2026. 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 2025/26 Youth Development Fund as follows:

Increase Estimated Revenue:

OAS26 - 02266	NYS OASAS	<u>\$227,788</u>
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Increase Appropriations:

OAS26 - 1.200	CSEA Salary & Wages	\$88,540
OAS26 - 1.800	Part time Salaries	\$63,925
OAS26 - 2.001	FICA	\$12,080
OAS26 - 2.101	NYS Emp. Pension	\$21,095
OAS26 - 2.206	Health Ins. Buyout	\$5,440
OAS26 - 2.301	Dental Insurance	\$2,520
OAS26 - 2.407	Optical Insurance	\$525
OAS26 - 4.910	Grnt. Supplies	\$13,653
OAS26 - 4.940	Grnt. Contracted Services	\$17,800
OAS26 - 4.950	Grnt Direct Service	\$1,210
OAS26 - 4.970	Grnt. Travel	<u>\$1,000</u>

<b>Total</b>	<b><u>\$227,778</u></b>
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Respectfully submitted,

Frank Williams, Jr. Director

Mr. Payne moved that it/they be filed and spread in full upon the minutes.  
Council President Presser seconded the motion.  
Carried.

Mr. Payne asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City authorizing the City to receive a grant from the County of Westchester for the Youth Bureau's Project Hope Program."

Unanimous consent granted.

Mr. Payne moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL AUTHORIZING THE CITY TO RECEIVE A GRANT FROM THE NEW YORK STATE OFFICE OF ADDICTION SERVICES AND SUPPORTS FOR THE YOUTH BUREAU'S PROJECT HOPE PROGRAM**

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 a grant in the amount of Two Hundred Twenty-Seven Thousand Seven Hundred Eighty-Eight and 00/100 Dollars (\$227,788.00) from the New York State Office of Addiction Services and Supports to continue the Youth Bureau's Project Hope Program, which provides alcohol and substance abuse prevention services. The period of the grant is January 1, 2026 through December 31, 2026. The Mayor or his designee is authorized to execute on behalf of the City, any and all contracts and documents in connection with said grant. Any such contracts and documents shall be in a form approved by the Corporation Counsel.

**Section 2.** Said agreement may provide that the City may hold harmless and indemnify the New York State Office of Addiction Services and Supports and shall be in a form approved by the Corporation Counsel.

**Section 3.** The Mayor is further authorized to direct the Budget Director to amend the Fiscal Year 2025/26 Youth Development Fund as follows:

Increase Estimated Revenue:

OAS26 - 02266	NYS OASAS	<b><u>\$227,788</u></b>
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Increase Appropriations:

OAS26 - 1.200	CSEA Salary & Wages	\$88,540
OAS26 - 1.800	Part time Salaries	\$63,925
OAS26 - 2.001	FICA	\$12,080
OAS26 - 2.101	NYS Emp. Pension	\$21,095
OAS26 - 2.206	Health Ins. Buyout	\$5,440
OAS26 - 2.301	Dental Insurance	\$2,520
OAS26 - 2.407	Optical Insurance	\$525
OAS26 - 4.910	Grnt. Supplies	\$13,653

OAS26 - 4.940	Grnt. Contracted Services	\$17,800
OAS26 - 4.950	Grnt. Direct Service	\$1,210
OAS26 - 4.970	Grnt. Travel	<u>\$1,000</u>
	<b>Total</b>	<b><u>\$227,788</u></b>

**Section 4.** The Commissioner of Finance is hereby authorized to receive and disburse such funds accordingly.

**Section 5.** This ordinance shall take effect as of January 1, 2026.

Council President Presser seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, Mr. Payne Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor.

Communication from the Director of the Youth Bureau.



CITY OF WHITE PLAINS 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., Ph.D.  
EXECUTIVE DIRECTOR

ELIZABETH ALMONTE, MBA  
DEPUTY DIRECTOR

December 19, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The Westchester County Invest In Kids Program has awarded the City of White Plains Youth Bureau a three year grant of Fifty Thousand Dollars (\$50,000) each year starting on January 01, 2026 and ending on December 31, 2028 to continue our *Healthy & Fit for Life Program*. The *Healthy & Fit for Life* program will encourage White Plains youth to incorporate good nutrition and fitness into their daily lives, provide life skills training to help them combat the risk factors that support negative behaviors and provide counseling support to address the barriers that prevent leading a safe, healthy, and drug free life.

I am requesting that the Mayor be authorized to enter into a contract with Westchester County to receive these funds. It is also requested that the Mayor authorize the Budget Director to increase the estimated revenue and appropriations and amend the Fiscal Year 2025/26 Youth Development Fund as follows:

Increase Estimated Revenue:

HFL26 - 02257	WC/Invest In Kids	<u>\$50,000</u>
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Increase Appropriations:

HFL26 - 1.200	CSEA Salary & Wages	\$13,294
HFL26 - 1.800	Part Time Salary	\$6,760
HFL26 - 2.001	FICA	\$1,534
HFL26 - 2.101	NYS Employee Pension	\$2,982
HFL26 - 2.301	Dental Ins.	\$360
HFL26 - 2.407	Optical Ins.	\$76
HFL26 - 4.910	Program Supplies	\$1,430
HFL26 - 4.940	Contracted Services	\$13,200
HFL26 - 4.970	Travel	\$10,364

**Total** **\$50,000**

Respectfully submitted,

Frank Williams, Jr.  
Director

Mr. Payne moved that it/they be filed and spread in full upon the minutes.  
Council President Presser seconded the motion.  
Carried.

Mr. Payne asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City authorizing the City to receive a grant from the County of Westchester for the Youth Bureau's Healthy and Fit for Life Program."

Unanimous consent granted.

Mr. Payne moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL AUTHORIZING THE CITY TO RECEIVE A GRANT FROM THE COUNTY OF WESTCHESTER FOR THE YOUTH BUREAU’S HEALTHY AND FIT FOR LIFE PROGRAM**

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 a grant in from the County of Westchester through the Invest in Kids Program to allow the Youth Bureau to continue its Healthy and Fit for Life Program. The period of the grant is January 1, 2026 through December 31, 2028 and will provide funding in the amount of Fifty Thousand and 00/100 Dollars (\$50,000.00) per year. The Mayor or his designee is authorized to execute on behalf of the City any and all contracts and documents in connection with said grant. Any such contracts and documents shall be in a form approved by the Corporation Counsel.

**Section 2.** Said agreement may provide that the City may hold harmless and indemnify the County of Westchester in connection with the grant and shall be in a form approved by the Corporation Counsel.

**Section 3.** The Mayor is further authorized to direct the Budget Director to amend the Fiscal Year 2025/26 Youth Development Fund as follows:

Increase Estimated Revenue:

HFL26 – 02257 WC/Invest In Kids	<b><u>\$50,000</u></b>
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Increase Appropriations:

HFL26 – 1.200 CSEA Salary & Wages	\$13,294
HFL26 – 1.800 Part Time Salary	\$6,760
HFL26 – 2.001 FICA	\$1,534
HFL26 – 2.101 NYS Emp. Pension	\$2,982
HFL26 – 2.301 Dental Ins.	\$360
HFL26 – 2.407 Optical Ins.	\$76
HFL26 – 4.910 Program Supplies	\$1,430
HFL26 – 4.940 Contracted Services	\$13,200
HFL26 – 4.970 Travel	\$10,364

<b>Total</b>	<b><u>\$50,000</u></b>
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**Section 4.** The Commissioner of Finance is hereby authorized to receive and disburse such funds accordingly.

**Section 5.** This ordinance shall take effect as of January 1, 2026.

Council President Presser seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, Mr. Payne Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor.

Communication from the Director of the Youth Bureau.



CITY OF WHITE PLAINS 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., Ph.D.  
EXECUTIVE DIRECTOR

ELIZABETH ALMONTE, MBA  
DEPUTY DIRECTOR

December 19, 2025

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The Westchester County Invest In Kids Program has awarded the City of White Plains Youth Bureau a three year grant of Fifty Thousand (\$50,000) per year starting on January 1, 2026 and ending on December 31, 2028 to continue our "Step Up!" Program. This program will address the needs of White Plains most at-risk African American and Hispanic male youth. The program will include outreach and case management, as well as youth-police partnership training. Step Up! Program will build community trust, skills and knowledge so that all youth have true opportunity for success.

I am requesting that the Mayor be authorized to enter into a contract with Westchester County to receive these funds. It is also requested that the Mayor authorize the Budget Director to increase the estimated revenue and appropriations and amend the Fiscal Year 2025/26 Youth Development Fund as follows:

Increase Estimated Revenue:

STEP26 - 02257	WC/Invest In Kids	<u>\$50,000</u>
----------------	-------------------	-----------------

Increase Appropriations:

STEP26 - 1.800	Part Time Salary	\$34,996
STEP26 - 2.001	FICA	\$2,677
STEP26 - 2.101	NYS Pension	\$5,698
STEP26 - 4.910	Program Supplies	\$989
STEP26 - 4.940	Contracted Services	\$4,000
STEP26 - 4.970	Travel	<u>\$1,640</u>

**Total** **\$50,000**

Respectfully submitted,

Frank Williams, Jr.  
Director

Mr. Payne moved that it/they be filed and spread in full upon the minutes.  
Council President Presser seconded the motion.  
Carried.

Mr. Payne asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City authorizing the City to receive a grant from the County of Westchester for the Youth Bureau's "Step Up!" program.."

Unanimous consent granted.

Mr. Payne moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL AUTHORIZING THE CITY TO RECEIVE A GRANT FROM THE COUNTY OF WESTCHESTER FOR THE YOUTH BUREAU’S STEP UP! PROGRAM**

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 a grant in from the County of Westchester through the Invest in Kids Program to allow the Youth Bureau to continue its Step Up! Program. The period of the grant is January 1, 2026 through December 31, 2028 and will provide funding in the amount of Fifty Thousand and 00/100 Dollars (\$50,000.00) per year. The Mayor or his designee is authorized to execute on behalf of the City any and all contracts and documents in connection with said grant. Any such contracts and documents shall be in a form approved by the Corporation Counsel.

**Section 2.** Said agreement may provide that the City may hold harmless and indemnify the County of Westchester in connection with the grant and shall be in a form approved by the Corporation Counsel.

**Section 3.** The Mayor is further authorized to direct the Budget Director to amend the Fiscal Year 2025/26 Youth Development Fund as follows:

<u>Increase Estimated Revenue:</u>		
STEP26 – 02257	WC/Invest In Kids	<b><u>\$50,000</u></b>
<u>Increase Appropriations:</u>		
STEP26 – 1.800	Part Time Salary	\$34,996
STEP26 – 2.001	FICA	\$2,677
STEP26 – 2.101	NYS Emp. Pension	\$5,698
STEP26 – 4.910	Program Supplies	\$989
STEP26 – 4.940	Contracted Services	\$4,000
STEP26 – 4.970	Travel	\$1,640
	<b>Total</b>	<b><u>\$50,000</u></b>

**Section 4.** The Commissioner of Finance is hereby authorized to receive and disburse such funds accordingly.

**Section 5.** This ordinance shall take effect as of January 1, 2026.

Council President Presser seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, Mr. Payne Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor.

Communication from the Director of the Youth Bureau.



CITY OF WHITE PLAINS 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., Ph.D.  
EXECUTIVE DIRECTOR  
ELIZABETH ALMONTE, MBA  
DEPUTY DIRECTOR

December 17, 2025

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The County of Westchester has awarded the White Plains Youth Bureau \$29,362 to support the White Plains Youth Bureau's Comprehensive Youth Alternatives Projects Program. This funding is from the New York State Office of Children and Family Services (NYS OCFS). The Alternatives Program provides a safe supervised environment for the White Plains youth, promoting their leadership and development in areas of counseling, mentoring and career exposure. The contract period is October 1, 2025 to September 30, 2026.

The contractual agreement with the County of Westchester shall contain a provision that the County shall retain the right to terminate the contract, or to renegotiate the amounts and rates approved in the event that there is any change to the New York State proposed budget that impacts the County finances. If the County offers to pay a reduced amount, The City has the right to terminate the Agreement with reasonable prior written notice.

I am requesting that the Mayor be authorized to enter into a contract with the County of Westchester to receive these funds.

Respectfully submitted,

Frank Williams, Jr.  
Director

Mr. Payne moved that it/they be filed and spread in full upon the minutes.  
Council President Presser seconded the motion.  
Carried.

Mr. Payne asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City authorizing the City to receive a grant from the County of Westchester for the Youth Bureau's Comprehensive Youth Alternatives Program."

Unanimous consent granted.

Mr. Payne moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL AUTHORIZING THE CITY TO RECEIVE A GRANT FROM THE COUNTY OF WESTCHESTER FOR THE YOUTH BUREAU'S COMPREHENSIVE YOUTH ALTERNATIVES PROGRAM**

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 a grant in the amount of Twenty-Nine Thousand Three Hundred Sixty-Two and 00/100 Dollars (\$29,362.00) from the County of Westchester to allow the Youth Bureau to continue a comprehensive youth alternatives program providing a safe and supervised environment for White Plains Youth in order to promote leadership and development in areas of counseling, mentoring and career exposure. The funds for this grant were originally received by the County from the New York State Office of Children and Family Services. The period of the grant is October 1, 2025 through September 30, 2026. The Mayor or his designee is authorized to execute on behalf of the City any and all contracts and documents in connection with said grant. Any such contracts and documents shall be in a form approved by the Corporation Counsel.

**Section 2.** Said agreement may provide that the City may hold harmless and indemnify the County of Westchester in connection with the grant and shall be in a form approved by the Corporation Counsel.

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

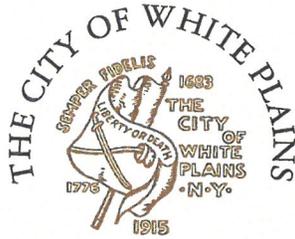
**Section 4.** This ordinance shall take effect as of October 1, 2025.

Council President Presser seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, Mr. Payne Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor.

Communication from the Director of Personnel.

Thomas M. Roach  
Mayor



Angela Sapienza, Esq.  
Personnel Officer

Christopher S. Burkart  
Deputy Personnel Officer

DEPARTMENT OF PERSONNEL  
255 MAIN STREET • WHITE PLAINS, NEW YORK, 10601

Tel: (914) 422-1257 • Fax: (914) 422-6496 • [www.cityofwhiteplains.com](http://www.cityofwhiteplains.com)  
"THE BIRTHPLACE OF THE STATE OF NEW YORK"

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

Dear Mayor and Council Members:

The following recommendation is made requiring an amendment to Section 2-5-76. Appendix 1 of the Compensation and Leave Plan:

Reallocate the salary for the Chief of Staff from \$0 to \$187,500.

Reallocate the salary for the Corporation Counsel from \$252,400 to \$235,000.

An ordinance amending the Compensation and Leave Plan is transmitted herewith for Council deliberation.

Respectfully submitted,

Angela Sapienza  
Personnel Officer

Dated for: January 5, 2026

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Council President Presser moved that it/they be filed and spread in full upon the minutes.

Ms. Santiago seconded the motion.

Carried.

Council President Presser asked unanimous consent to offer an ordinance entitled, "Ordinance amending Section 2-5-76 of the White Plains Municipal Code by reallocating a certain position title."

Unanimous consent granted.

Council President Presser moved adoption of the following Ordinance.

AN ORDINANCE AMENDING SECTION 2-5-76 OF THE WHITE PLAINS MUNICIPAL CODE BY REALLOCATING A CERTAIN POSITION TITLE

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

Section 1. Section 2-5-76. Appendix 1, Elected and Appointed Officials, of the White Plains Municipal Code is hereby amended as follows:

**REALLOCATE**

<u>Department</u>	<u>Position Title</u>	<u>From Salary</u>	<u>To Salary</u>
Office of the Mayor	Chief of Staff	\$ 0	\$187,500

§2. Section 2-5-76. Appendix 1, Elected and Appointed Officials, of the White Plains Municipal Code is hereby amended as follows:

<u>Department</u>	<u>Position Title</u>	<u>From Salary</u>	<u>To Salary</u>
Law	Corporation Counsel	\$252,400	\$235,000

§3. The Mayor is hereby authorized to direct the Commissioner of Finance to amend the uniform system of accounts accordingly.

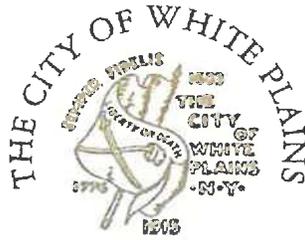
§4. Section 2 of this Ordinance shall take effect January 6, 2026, and Sections 1 and 3 of this Ordinance shall take effect January 1, 2026.

Ms. Santiago seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, Mr. Payne Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor.

Communication from the Chairman of the Transportation Commission .

THOMAS M. ROACH  
MAYOR



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

**TRANSPORTATION COMMISSION**  
255 MAIN ST. – ANNEX BUILDING  
WHITE PLAINS, NEW YORK 10601

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

**TO THE HONORABLE MAYOR AND 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.) Create a “No Parking 8AM-6PM” on the both sides of Thompson Avenue as described in Section 224, Subdivision 8.

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

---

Richard Payne  
Chairman

Dated: December 19, 2025

Council President Presser moved that it/they be filed and spread in full upon the minutes.

Ms. Santiago seconded the motion.

Carried.

Council President Presser asked unanimous consent to offer an ordinance entitled, "Ordinance amending the traffic ordinance of the City of White Plains to create a "No Parking 8am-6pm" Zone on both sides of Thompson Avenue."

Unanimous consent granted.

Council President Presser moved adoption of the following Ordinance.

**AN ORDINANCE AMENDING THE TRAFFIC ORDINANCE OF THE CITY OF WHITE PLAINS TO CREATE A “NO PARKING 8AM-6PM” ZONE ON BOTH SIDES OF THOMPSON AVENUE**

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

**NO PARKING 8:00 A.M. to 6:00 P.M.**

**Section 1.** Section 224-c of Article II of an ordinance adopted by the Common Council of the City of White Plains on the 3<sup>rd</sup> day of September 1946, entitled, “An Ordinance of the City of White Plains regulating traffic in the City of White Plains and providing penalties for the violations of its provisions,” said ordinance last amended on the 7<sup>th</sup> day of April 2014, is hereby amended to add section 8:

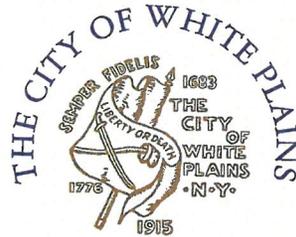
8. Thompson Avenue on both sides from 50 feet north of where the roadway curves 90 degrees to utility pole #12.

**Section 2.** This ordinance shall take effect immediately.

Ms. Santiago seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, Mr. Payne Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor.

Communication from the City Clerk.



**OFFICE OF THE CITY CLERK**

MUNICIPAL BUILDING • 255 MAIN STREET • WHITE PLAINS, NY 10601  
(914) 422-1227 • (914) 422-1330 Fax

---

Jill Iannetta  
City Clerk/Registrar

Jennifer Bartolini  
Deputy Clerk

TO THE HONORABLE MAYOR AND MEMBERS  
OF THE COMMON COUNCIL:

The Charter of The City of White Plains requires that an official newspaper be designated which would be used to publish legal notices of the City or any board, commission or agency, at a price not to exceed that set forth by Public Officers Law Section 70-a. Such designation requires that the paper be published daily.

It is requested that the Common Council, by approving the following resolution, designate The Journal News as the official newspaper of The City of White Plains for the Calendar Year 2026.

Respectfully submitted,

*Jill Iannetta*

Jill Iannetta City Clerk

December 29, 2025

“THE BIRTHPLACE OF THE STATE OF NEW YORK”

[www.whiteplainsny.gov](http://www.whiteplainsny.gov)

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Ms. Santiago moved that it/they be filed and spread in full upon the minutes.  
Council President Presser seconded the motion.  
Carried.

Ms. Santiago moved adoption of the following resolution.

RESOLUTION DESIGNATING THE JOURNAL NEWS AS THE  
OFFICIAL NEWSPAPER OF THE CITY OF WHITE PLAINS FOR THE  
PURPOSE OF PUBLIC NOTICES.

WHEREAS, the Journal News, a daily newspaper published in the Town of Harrison, New York, has continued to print all legal notices of the City, the Common Council, or any boards, commissions or agencies of the City, as may be by law required to be published and all demands and legal notices of said City, Common Council, board, commission, or agency thereof required to be published for the price set forth in said offer; and

WHEREAS, there is no daily newspaper published in The City of White Plains; and

WHEREAS, the Journal News is generally circulated in The City of White Plains and has a paid circulation therein well suited to bring official notices to the attention of the residents and business enterprises in The City of White Plains; and

WHEREAS, the amount set forth in said pricing is not in excess of the fees as allowed by Public Officers Law Section 70-a; now, therefore, be it

RESOLVED, that the Journal News be and it hereby is designated as the official newspaper of The City of White Plains for the Calendar Year 2026.

Council President Presser seconded the motion.  
Carried.

Communication from the Commissioner of Building .

THOMAS M. ROACH  
MAYOR



DEPARTMENT OF BUILDING

70 Church Street, White Plains, New York 10601  
Phone: (914) 422 - 1269 \* Fax: (914) 422 - 1471

Damon A. Amadio, P.E.  
Commissioner

Kevin M. Hodapp, P.E.  
Deputy Commissioner

TO THE HONORABLE THOMAS M. ROACH, MAYOR  
AND MEMBERS OF THE COMMON COUNCIL OF THE  
CITY OF WHITE PLAINS

Submitted, herewith, for your review and appropriate action, pursuant to Section 7 of the White Plains Zoning Ordinance, is a request for an extension of a site plan approval for a proposed project at 390 North Street.

The applicant, Hindu Temple of Tri-State Inc, proposes to develop the same project that was approved by the Common Council on March 3, 2025. The project entails the construction of a two (2) story, approximately 15,000 square foot Temple.

Referrals may be made at this time to appropriate City departments and boards for review and comment.

Respectfully Submitted,

Damon A. Amadio, P.E.  
Commissioner of Building

**Dated:** December 17, 2025

**Related Documents:**

Cover letter prepared by Cuddy+Feder LLP dated December 8, 2025; a Short Form Building Permit Application dated December 4, 2025 and a Short Environmental Assessment Form dated December 4, 2025.



445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

William S. Null, Esq.  
[wnull@cuddyfeder.com](mailto:wnull@cuddyfeder.com)

December 8, 2025

BY HAND DELIVERY

Hon. Thomas M. Roach, Mayor, and  
Members of the Common Council  
City of White Plains  
Municipal Building  
255 Main Street  
White Plains, New York 10601

Re: Application of Hindu Temple of Tri-State for Amended Site Plan Approval Time  
Extension  
(Premises: 390 North Street, White Plains, NY (Section 131.06, Block 4, Lot 16))

Dear Mayor Roach and Members of the Common Council:

On behalf of Hindu Temple of Tri-State, we respectfully submit its request for a one-year extension of its Site Plan Approval, adopted on March 3, 2025, allowing the expansion and renovation of its existing place-of-worship located at 390 North Street, which property is classified in the R1-30 District.

There are no proposed changes to the approved plans, nor are we aware of any materially changed circumstances that have occurred to alter the basis for the prior approval having been granted. Accordingly, we are enclosing a copy of the March 3, 2025 Resolution adopted by the Common Council but are not forwarding duplicate sets of plans because there are no changes thereto.

The expansion is needed to meet existing demands of the community and to renovate facilities.

In support of this Application, we respectfully submit thirty-five (35) sets of the following documents:

1. Building Permit Application;
2. A Short Environmental Assessment Form in compliance with New York State Environmental Conservation Law and the rules and regulations promulgated thereunder at 6 NYCRR, Part 617; and



December 8, 2025  
Page 2

3. March 3, 2025 Resolution adopted by the Common Council.

In addition, we respectfully enclose a check in the amount of \$200.00, representing the Application Fee herein.

Based upon the enclosed documentation, we respectfully request that the Application for a one-year extension of the previously approved Site Plan be granted in its entirety.

Thank you for your consideration.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'W. S. Null', is written over a faint, light-colored signature line.

William S. Null

Enclosures

cc: (By Email): John G. Callahan, Esq., Chief-of-Staff and Corporation Counsel; Damon Amadio, Commissioner of Building; Christopher Gomez, Commissioner of Planning; Stefania Mignone, Commissioner of Department of Public Works; Michael Matarese, M.D.; Jagdish Mitter, President, Hindu Temple of Tri-State; Dipti Shah, R.A.; and Michael Stein, P.E.

# **ATTACHMENT 1**



**CITY OF WHITE PLAINS**  
**DEPARTMENT OF BUILDING**

70 Church Street, White Plains, New York 10601

Phone: (914) 422 - 1269 \* Fax: (914) 422 - 1471

Reset Form

<http://www.cityofwhiteplains.com/>

Print Form

**1 APPLICATION TYPE:**

**MULTI-FAMILY DWELLINGS & COMMERCIAL CONSTRUCTION**

**RESIDENTIAL (ONE & TWO FAMILY DWELLINGS)**

**2 PERMIT TYPE:** *(Only one permit per application form)*

Building *(no volume added)*       HVAC       Plumbing

Grading /Excavation       Kitchen Exhaust       Sign, Awning, Canopy & Bunting

Demolition / Scaffold       Boiler       Fire Alarm       Vertical Transportation

Updated & Substitute C.O.       Mechanical / Generator       Low Voltage Permit       Hoisting

Temporary Structures       Fire Suppression       Electrical

Legalization       SCAN FEE: \_\_\_\_\_

CON ED #: \_\_\_\_\_

**3** Application #: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_ Ins: \_\_\_\_\_

Estimated Cost of Work: \_\_\_\_\_ Fee Amount: \_\_\_\_\_ Receipt #: \_\_\_\_\_  
(including labor, material & fixtures)

Permit #: \_\_\_\_\_ Date Issued: \_\_\_\_\_ Assigned CEO: \_\_\_\_\_ Assigned Eng: \_\_\_\_\_

Site Address: 390 North Street, White Plains, NY      SBL: 131.06-4-16      Zone: R1-30      Set Back: \_\_\_\_\_

Unit #: N/A      Floor #: N/A      Sq Ft: N/A      Present Use & Occupancy: N/A

Sprinkler: \_\_\_\_\_ Construction Type: \_\_\_\_\_ Proposed Use & Occupancy: \_\_\_\_\_

Work Description: \_\_\_\_\_

**4 Applicant:** Hindu Temple of Tristate Inc.      Address: 1 Main Street, Dobbs Ferry, NY 10522

Contact: Dipti Shah      CELL: 914-484-4582      PHONE: 914-967-0557      FAX: \_\_\_\_\_

EMAIL: dipti@pbarchgroup.com

**5 Contractor:** To be determined.      Address: \_\_\_\_\_

Contact: \_\_\_\_\_      CELL: \_\_\_\_\_      PHONE: \_\_\_\_\_      FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

Signature: \_\_\_\_\_      Date: \_\_\_\_\_      Do you have any employees?  Yes  No

**6 Engineer or Architect:** Dipti Shah      Address: 1 Main Street, Dobbs Ferry, NY 10522

Contact: Dipti Shah      CELL: 914-484-4582      PHONE: 914-967-0557      FAX: \_\_\_\_\_

EMAIL: dipti@pbarchgroup.com

**7 Owner or Tenant:** Hindu Temple of Tristate Inc.      Address: 390 North Street, White Plains, NY 10605

Contact: Jagdish Mitter (President)      CELL: 914-588-6437      PHONE: \_\_\_\_\_      FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

8

STATE OF NEW YORK }

**AFFIDAVIT OF OWNERSHIP**

BUILDING SHORT FORM 05/23

COUNTY OF WESTCHESTER }

I, William Null  
(PRINT NAME) (OWNER, AGENT, BUILDER, CONTRACTOR)

being duly sworn, deposes and says: that

Hindu Temple of Tristate Inc.  
(PRINT NAME OWNER)

is the owner in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application; and that the statements contained here are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with all applicable laws, ordinances and regulations.

[Signature]  
Signature of Applicant/Contractor

Westchester County License# \_\_\_\_\_  
Unique # & NYS # (Fire Alarm Only) NU0009619

**MEYLING NUNEZ**  
NOTARY PUBLIC-STATE OF NEW YORK  
Applicant Sworn Before Me This  
Day of December 25  
Qualified in Westchester County  
My Commission Expires 06-14-2027  
[Signature]  
NOTARY PUBLIC

(NOTE: The filing of this application does not constitute a permit to commence construction)

9

**BUILDING OWNER CERTIFICATION (If applicable):** (To be signed by Owner)

I, \_\_\_\_\_, hereby certify that I have full knowledge of the proposed alteration at my property as described herein and take no exception to such activity.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name & Title.

Note: An authorization letter granting the above signed applicant permission to submit this application can be attached to application, in lieu of completing owner certification.  
Owner signature not required if work is being done under a Parent Building Permit.  
Applicant must provide Parent Building Permit number : \_\_\_\_\_

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**HOLD HARMLESS ( If applicable)**

Homeowner to complete only if you will do all the work yourself. ( No employees or subcontractors used.)

**To:** Commissioner of Building  
**Site Address:** \_\_\_\_\_

**Subject:** Building Permit Application# \_\_\_\_\_  
**SBL:** \_\_\_\_\_

I, \_\_\_\_\_, the permittee, to the fullest extent permitted by law, shall save, keep, indemnify and hold harmless the City of White Plains and their respective officers, officials, employees, and agents from and against all liability, injury, loss or damage, cost or expense in law or in equity that may at any time arise directly or indirectly by reason of or in the course of performing the work pursuant to the Building Permit, which may be occasioned by any act or omission of the permittee, any of the permittee's employees, volunteers or any subcontractor. The foregoing provisions shall not be construed to cause the permittee to indemnify the City of White Plains from its sole negligence.

**Applicant /Permittee Name:** \_\_\_\_\_  
**Witness Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

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**PERMIT REQUIREMENT AGREEMENT:**

I, \_\_\_\_\_, understand and will comply with the following:  
(Print Name)

1. Construction shall not begin until the appropriate permit is issued  x .
2. Construction, alterations or repair work shall not start before 8:00am or continue past 7:00pm on weekdays  x .
3. Construction, alterations or repairs shall not start before 9:30am or continue past 7:00pm on weekends  x .
4. Required erosion and sediment control methods will be installed and inspected prior to start of construction  x .
5. Contractor is responsible to call the W.P. Building Dept for all mandatory inspections  x .
6. Revision to work involving structure or life safety systems shall have approved amended plans prior to doing the work

I have read, and fully understand all of the above six requirements \_\_\_\_\_ . Dated: \_\_\_\_\_  
(SIGNATURE)

**12 MUST BE COMPLETED FOR ALL PLUMBING APPLICATIONS:**

**NOTES:** A Licensed master plumber and / or certified journeyman shall be present for all plumbing inspections. Plumbing applications shall only be submitted by a duly licensed Westchester County Master Plumber. File drawings, descriptions, etc. must be per the International Plumbing Code & the White Plains Supplemental Building Code.

**DOES THE WESTCHESTER COUNTY LICENSED PLUMBER HAVE ANY EMPLOYEES?:**  YES  NO

**THE FOLLOWING IS A LIST OF WORK TO BE DONE:**

FLOOR	W.C.	LAV.	BATHS	SINKS	SINK & TUB	LAUNDRY	URINAL	SLOP SINK	DRINKING FOUNTAIN	FLOOR DRAINS	H/W HEATER	H/W HEAT DEVICE	OTHER FIXTURE
<b>BSMT LEVEL</b>	<input type="checkbox"/>												
<b>1ST LEVEL</b>	<input type="checkbox"/>												
<b>2ND LEVEL</b>	<input type="checkbox"/>												
<b>3RD LEVEL</b>	<input type="checkbox"/>												
<b>4TH LEVEL</b>	<input type="checkbox"/>												
<b>5TH LEVEL</b>	<input type="checkbox"/>												
<b>6TH LEVEL</b>	<input type="checkbox"/>												
<b>7TH LEVEL</b>	<input type="checkbox"/>												
<b>8TH LEVEL</b>	<input type="checkbox"/>												
<b>9TH LEVEL</b>	<input type="checkbox"/>												
<b>ROOF LEVEL</b>	<input type="checkbox"/>												

**OTHER WORK:** \_\_\_\_\_

\_\_\_\_\_

**GENERAL FILING INSTRUCTIONS :** (Building Short Form - No Volume Added )

1. Complete application and have it notarized.
2. File in person at Building Department.
3. Filing hours are Monday through Friday from 9:00 am to 1:00 pm only.
4. Provide copies of all licenses.
5. Provide certificates of insurance made out to The City of White Plains as Holder.
  - a) General Liability showing The City of White Plains as additionally insured for \$1,000,000 coverage /occurrence.  
Exception: Homeowners shall provide proof of General Liability insurance of \$500,000 per occurrence.
  - b) Automobile Liability for \$1,000,000 coverage CSL.
  - c) Statutory Worker's Compensation. (Accord Form not acceptable)  
Exception: Contractors with no employees, submit completed NYS Worker's Compensation Board Form#CE-200(01-2018).\*  
: Homeowners with no employees, submit stamped NYS Worker's Compensation Board Form#CE-200 (01-2018)).
  - d) Statutory N.Y. State Disability. (Accord Form not acceptable)  
Exception: Contractors with no employees, submit approved NYS Worker's Compensation Board Form#CE-200(01-2018).\*  
: Homeowners with no employees, submit stamped NYS Worker's Compensation Board Form#CE-200(01-2018).
6. Refer to individual instructions for each specific Permit Type. (See below)
7. Incomplete applications will not be processed and will be considered abandoned after six months.
8. Provide all fees in form of check or Money Order payable to The City of White Plains. Scan fee applicable for all applications submitted with attached drawings.
9. Engineers are only available for review & consultations from 9am - 1pm.
10. Legalization work requires signed & sealed drawings and certification letter generated by a NYS licensed Design Professional.

**ADDITIONAL FILING INSTRUCTIONS :** ( SPECIFIC INSTRUCTIONS AVAILABLE BY PERMIT TYPE )

1. PLUMBING PERMIT requirements.
2. MECHANICAL PERMIT requirements:
  - a) Central Vacuum Systems.
  - b) Oil tanks.
  - c) Chimney Re-Lining
  - d) Battery Room
3. DEMOLITION requirements.
4. HVAC PERMIT requirements.
5. BOILER PERMIT requirements.
6. KITCHEN EXHAUST PERMIT requirements.
7. FIRE ALARM PERMIT requirements.
8. FIRE SUPPRESSION PERMIT requirements.
9. FENCE & WALL requirements.
10. SIGN & AWNING requirements. ( Design Review Board Agenda Requirements)

**New Residential Building Sustainability Suggestions:**

**HAVE YOU CONSIDERED.....**

1. Using recycled material in any the building elements?
2. Locating the building on the site to maximize the use of natural lighting?
3. Modular building construction?
4. Using high efficiency insulation such as "Spray foam"?
5. A photovoltaic system for power or water heating?
6. A rainwater harvesting system for irrigation purposes?
7. Energy Star Appliances?
8. Ground source heat pump system for space conditioning?
9. Heat recovery ventilation system?
10. Using high efficiency (low E) double or triple pane windows?
11. Radiant floor (hot water) heating
12. Low flow shower heads?
13. LED lamps in light fixtures?
14. Using Ceiling fans?
15. Using low VOC emitting materials for paints, adhesives, carpets, coating, etc...?
16. Recycling post construction waste?

Note: It is not mandatory that any of the above items be incorporated into your building design/construction unless specifically required by one of the New York State Codes. If you have any questions about any of the above items, please feel free to contact our offices for additional information. The intent of this document is to raise awareness of sustainability techniques for your consideration when planning your project.

# **ATTACHMENT 2**

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>Hindu Temple of Tristate Inc.</b>			
Project Location (describe, and attach a location map): <b>390 North Street, White Plains, NY 10605</b>			
Brief Description of Proposed Action: <b>Extension request to construct a new second story over existing one story building; construct new two story addition over existing concrete slab and foundation. Add new stairs and elevator at East side of existing building for second floor access.</b>			
Name of Applicant or Sponsor: <b>Mr. Jagdish Mitter (President)</b>		Telephone: <b>914-588-5837</b>	
		E-Mail: <b>mitter60@icloud.com</b>	
Address: <b>390 North Street</b>			
City/PO: <b>White Plains</b>		State: <b>NY</b>	Zip Code: <b>10607</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>1.75</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1.75</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

# **ATTACHMENT 3**

STATE OF NEW YORK }  
COUNTY OF WESTCHESTER } ss.:  
CITY OF WHITE PLAINS }

I, the undersigned, City Clerk, of the City of White Plains, NY, do hereby certify that I have compared the proceeding with the original Resolution adopted by the Common Council of the City of White Plains, NY, by a vote of the majority of the members of the Common Council at a **Regular Stated** meeting held **March 3, 2025**, and I do hereby certify the same to be a correct transcript therefrom and of the whole of said original.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of White Plains, NY, this

**March 4, 2025**



## CERTIFIED COPY

from the

CITY OF WHITE PLAINS  
255 Main Street  
White Plains, NY 10601



**CERTIFIED COPY**

of a(an)

RESOLUTION

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS APPROVING THE APPLICATION SUBMITTED ON BEHALF OF HINDU TEMPLE OF TRISTATE FOR A SECOND AMENDMENT TO ITS EXISTING SITE PLAN RELATING TO PROPERTY KNOWN AS 390 NORTH STREET, WHITE PLAINS, NEW YORK IN ORDER TO CONSTRUCT A SECOND STORY UPON AN EXISTING BUILDING AS WELL AS A TWO (2) STORY ADDITION UPON AN EXISTING FOUNDATION.**

**ADOPTED BY THE  
COMMON COUNCIL**

of the

**CITY OF WHITE PLAINS**

on

March 3, 2025

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS  
APPROVING THE APPLICATION SUBMITTED ON BEHALF OF HINDU TEMPLE OF  
TRISTATE FOR A SECOND AMENDMENT TO ITS EXISTING SITE PLAN RELATING  
TO PROPERTY KNOWN AS 390 NORTH STREET, WHITE PLAINS, NEW YORK IN  
ORDER TO CONSTRUCT A SECOND STORY UPON AN EXISTING BUILDING AS  
WELL AS A TWO (2) STORY ADDITION UPON AN EXISTING FOUNDATION.

WHEREAS, on April 7, 2014, the Common Council of the City of White Plains, after adopting environmental findings, approved an application for site plan approval, submitted on behalf of Hindu Temple of Tri-State (hereinafter "Applicant" or "Temple" ) in accordance with Sections 7 and 8 of the Zoning Ordinance of the City of White Plains (the "Zoning Ordinance"), to construct a two (2) story, approximately 15,000 square foot temple, on property at 390 North Street, on the east side of such street, southerly of Bryant Avenue (the "Premises"), which would include an entrance foyer, a community hall, dining area/kitchen, a cleric's apartment, a congregational store, restrooms, mechanical spaces and a sanctuary and prayer space (the "Site Plan"); and

WHEREAS, on April 6, 2015, the Common Council, after making environmental findings, adopted a resolution approving a one (1) year extension of the Site Plan, until April 4, 2016, subject to the Applicant's compliance with the conditions set forth in the approval resolution adopted April 7, 2014; and

WHEREAS, on November 2, 2015, the Common Council, approved an application for an amendment to the existing Site Plan, submitted on behalf of the Applicant, for a reduction in scale and size of the temple previously approved the Common Council, which amended Site Plan application proposed the construction of a single story temple (in lieu of the previously approved two (2) story temple) consisting of approximately 7,842 square feet (as compared to the previously approved approximately 15,000 square feet), including the elimination of the social

hall previously approved for the first floor, and the relocation of the sanctuary to the first floor; the size of the sanctuary remaining the same; the footprint of the Temple and its location on the premises also remains identical to that previously approved by the Common Council, with the exception of the minor reduction in impervious area due to the removal of a previously proposed stairway; in addition, the copper domes have been eliminated from the rooftop, but the single Shikara has been maintained; and no reduction in parking (the “Amended Site Plan”); and

WHEREAS, the improvements detailed in the Amended Site Plan have been constructed, and a Temporary Certificate of Occupancy was issued on November 22, 2023; and

WHEREAS, on October 21, 2024, the Applicant submitted an application (the “Application”) for an amendment to the Amended Site Plan, which Application proposes the addition of a second floor over the existing building, the addition of a two-story extension on the east side of the existing building to be constructed over the existing slab foundation (which addition will contain stairways and an elevator for access to the new second floor), the construction of a patio, as well as the relocation of the sanctuary (of equal size to the existing sanctuary) to the second floor (the “Second Amended Site Plan”); and

WHEREAS, the instant Application for the Second Amended Site Plan includes the following documents:

- A. A cover letter dated October 21, 2024 from William S. Null, Esq., of the law firm of Cuddy & Feder LLP, submitted on behalf of the Applicant for the Application for the Second Amended Site Plan approval, and describing the details of same; and
- B. A survey prepared by Summit Land Surveying, P.C., dated August 6, 2011, last revised September 22, 2023, entitled, “Final As-Built Survey of Lot 1 as shown

on the certain map entitled, ‘Amended Map of Lots 1, 2, 3 and 4 of Section Number 1 of Old Oak Ridge located at City of White Plains, Westchester County, New York’;” and

- C. Architectural Drawings, dated October 21, 2024, entitled, “Hindu Temple of Tri-State,” prepared by Dipti Shah Architect, consisting of the following:

<u>Drawing No.</u>	<u>Entitled</u>	<u>Last Revised</u>
A100	Cover Sheet	10/21/2024
A101	Comparison of Site Plans - Zoning Charts	10/21/2024
A102	Site Plan	10/21/2024
A103	First Floor and Second Floor Plan	10/21/2024
A104	Elevation, East West Section	10/21/2024
A105	Elevation, North South	10/21/2024; and

- D. Plans prepared by Hudson Engineering & Consulting, P.C. entitled, “TriState Hindu Temple, 390 North Street, City of White Plains, Westchester County - New York,” consisting of the following:

<u>Drawing No.</u>	<u>Entitled</u>	<u>Last Revised</u>
C-1	Stormwater Management Plan	10/9/2024
C-2	Details	10/9/2024
C-3	Impervious Coverage Comparison Map	8/20/2024; and

- E. Letter of Michael F. Stein, P.E., President of Hudson Engineering and Consulting, P.C. confirming that, even with a slight increase in impervious surfaces, the amount of impervious surface proposed by the Second Amended Site Plan will

still be less than in the original Site Plan and, as such, the existing stormwater system will continue to operate as intended in the original Site Plan; and

F. A Short Environmental Assessment Form dated October 16, 2024; and

G. Short Form Building Permit application dated October 16, 2024; and

WHEREAS, at its meeting held on November 4, 2024, the Common Council referred the Application for the Second Amended Site Plan to all necessary City departments, boards, commissions, and officers and the Westchester County Planning Board for review, comments and recommendations in accordance with the Zoning Ordinance; and

WHEREAS, at a special meeting of the Common Council held on December 19, 2024, representatives of the Applicant appeared before the Common Council to discuss the Application for the Second Amended Site Plan and made a presentation regarding same, and agreed to plant eleven (11) additional Arbor Vitae along the easterly side of the retaining wall at the rear of the property in order to address concerns regarding the visual impact of the rear retaining wall; and

WHEREAS, at its March 3, 2025 meeting, the Common Council received communications in relation to the amended Site Plan Application from the following:

- A. The Commissioner of Building, dated December 24, 2024;
- B. The Commissioner of Planning, dated February 27, 2025;
- C. The Commissioner of Public Works, dated November 18, 2024;
- D. The Commissioner of Public Safety, dated November 14, 2024;
- E. The Commissioner of Parking, dated November 15, 2024;
- F. The Deputy Commissioner of Parking for Transportation Engineering, dated November 14, 2024;
- G. The Chair of the Planning Board, dated December 19, 2024;

- H. The Chair of the Design Review Board, dated November 18, 2024;
- I. The Acting Chair of the Transportation Commission, dated November 19, 2024;
- J. The Environmental Officer dated January 2, 2025; and
- K. The Westchester County Planning Board, dated December 9, 2024; and

WHEREAS, on January 18, 2025, Applicant's counsel submitted the following materials:

- A. A cover letter dated January 18, 2025 from William S. Null, Esq., of the law firm of Cuddy & Feder LLP, submitting additional documents in connection with the application for a Second Amended Site Plan; and
- B. Letter of Michael F. Stein, P.E., President of Hudson Engineering and Consulting, P.C. confirming that, the construction of the Hindu Temple on the Premises, including the stormwater infrastructure installed in connection therewith directing drainage toward North Street, have reduced the stormwater flows existing on the Premises toward properties along Colonial Road; and
- C. A Landscape Plan prepared by Stephen Lopez, AICP, RLA, entitled "Hindu Temple of Tristates, 390 North Street, White Plains, NY," last revised January 17, 2025, showing the location of 11 additional Giant Arborvitae (12 to 14 feet in height) to be placed on the easterly side of the Premises to provide screening for the adjacent neighbors; and

WHEREAS, at its meeting of March 3, 2025, the Common Council adopted an Environmental Findings Resolution in connection with the Application for the Second Amended Site Plan (the "Proposed Action"), in which the Common Council, in accordance with the State Environmental Quality Review Act, Environmental Conservation Law §8-0101 et seq. and its implementing regulations codified at Part 617 of Title 6 of the New York Codes, Rules and

Regulations (altogether, “SEQRA”), (a) recognized that it is Lead Agency for the consideration of the Proposed Action, (b) determined that the Proposed Action is an Unlisted Action under SEQRA’s implementing regulations, (c) determined that the Proposed Action will not have a significant effect on the environment and (d) ordered that the determination be filed and published in accordance with SEQRA; and

WHEREAS, the Common Council has reviewed and considered the comments and recommendations from the various City departments, boards, commissions and officers and the Westchester County Planning Board, and has reviewed and considered the Application for the Second Amended Site Plan, with respect to the standards set forth in Sections 4, 5, 7 and 8 of the Zoning Ordinance and the 2024 “One White Plains” Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the following findings are hereby adopted in accordance with the Zoning Ordinance:

RESOLVED, that the Council finds that the use of property as a church or other place of worship is a permitted use in the R1-30 zoning district, and as such, consistent with the Site Plan and that Amended Site Plan, is consistent with the Section 5.1 of the Zoning Ordinance; and be it further

RESOLVED, that the following findings are hereby adopted in accordance with Section 7 of the Zoning Ordinance:

*7.5 Site Plan Standards*

*7.5.1 Conformity of all proposals with this Ordinance and with the goals of the "Comprehensive Plan."*

The Common Council recognizes that the Hindu Temple of the Tri-State is part of a growing cluster of religious institutions along North Street. The temple is located

between The Shinnyo Center at 370 North Street and the Congregation of the Light at 392 North Street, with Trinity Lutheran/Faith Church of Westchester situated nearby at the corner of North Street and Bryant Avenue. The recently adopted *One White Plains Comprehensive Plan* acknowledges the changing land-use patterns along this corridor, emphasizing the need to evaluate the long-term viability of these uses. Specifically, the *liveWP 14* initiative highlights the importance of assessing potential redevelopment opportunities, while the *strengthenWP 22* initiative underscores the value of collaborating with local non-profits to better meet community needs. In this context, the existing Hindu Temple of the Tri-State, which has flourished in its current location, is seeking to expand to accommodate its growing congregation. This expansion aligns with the goals of the *One White Plains Comprehensive Plan* by supporting the vitality of established institutions and addressing the evolving needs of the community.

7.5.2 *Safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site. At least the following aspects of the "site plan" shall be evaluated to determine conformity to this standard:*

7.5.2.1 *The effect of the proposed development on traffic conditions on existing "streets."*

The initial 2014 project was found to have no effect on traffic conditions. Accordingly, and upon confirmation by the City's Transportation Engineer, the proposed project will have no effect on traffic conditions.

7.5.2.2 *The number, locations and dimensions of vehicular and pedestrian entrances, exits, drives and walkways.*

The vehicular and pedestrian entrances to the Temple from North Street remain unchanged from the initial 2014 approval and the 2015 amended approval.

7.5.2.3 *The visibility in both directions at all exit points of the site. The driver of an automobile exiting the site should have an unobstructed view of the "street" for that distance necessary to allow safe entrance into the traffic stream.*

Visibility into and out of the site is subject to review and recommendation by the City's Transportation Engineer but remains unchanged since the previous approvals.

7.5.2.4 *The location, arrangement and adequacy of off- "street" "parking lots," which shall, at a minimum, meet the requirements of Section 8 of this Ordinance.*

Upon confirmation by the City's Transportation Engineer, the 92 parking spaces is adequate and remains unchanged from the previous approvals.

7.5.2.5 *Interconnection of "parking lots" via access drives within and between adjacent "parking lots," in order to provide maximum efficiency, minimize curb cuts, and encourage safe and convenient traffic circulation.*

Circulation patterns within the site remain unchanged since the previous approvals.

- 7.5.2.6 *The location, arrangement and adequacy of "loading spaces," which shall, at a minimum, meet the requirements of Section 8 of this Ordinance.*

Loading spaces are not required for houses of worship.

- 7.5.2.7 *Patterns of vehicular and pedestrian circulation both within the boundaries of the development and in relation to the adjoining "street" and sidewalk system.*

Vehicular and pedestrian circulation remains unchanged from the previous approvals.

- 7.5.2.8 *The location, arrangement and adequacy of facilities for the physically handicapped, such as ramps, depressed curbs and reserved "parking spaces."*

Appropriate provisions for the physically disabled are provided, as confirmed by the City's Transportation Engineer, and remain unchanged from the previous approvals.

- 7.5.2.9 *The location, arrangement and adequacy of landscaping within and bordering "parking lots" and "loading spaces," which shall, at a minimum, meet the requirements of Section 8.7.5 of this Ordinance:*

The Applicant has agreed to plant 11 additional Arbor Vitae trees along the rear lot line of the property. The Applicant shall provide a detailed landscaping plan to the satisfaction of the Commissioners of Planning and Building.

*7.5.2.10 Adequacy of fire lanes and other emergency zones.*

The Department of Public Safety will assess the adequacy of fire lanes and other emergency zones.

*7.5.3 The protection of environmental quality and the preservation and enhancement of property values in the neighboring area.*

*7.5.3.1 The location, height and materials of walls, fences, hedges and plantings so as to insure harmony with adjacent development, screen "parking lots" and "loading spaces," and conceal storage areas, refuse areas, utility installations and other such features. Such walls, fences, hedges and plantings shall, at a minimum, meet the requirements of Sections 4.4.16, 4.4.19 and 8.7.5 of this Ordinance.*

The proposed second-story of the Temple complies with the maximum height requirement of the R1-30 zoning district (35 feet). The Temple is proposed to be 34.5 feet. The Applicant proposes to install one large and four small copper domes on the roof, as well as single Shikhara. Pursuant to Section 4.4.15.2 of the Zoning Ordinance, zoning height limitations do not apply to church spires, belfries, cupolas, domes, monuments, observation towers, etc.,

where not used for human occupancy. Accordingly, the proposed project complies with this section. It is noted that the spires will not be illuminated and their height is consistent with other houses of worship in the immediate vicinity. The distance between the towers and the residential property to the east is at least 350 feet.

7.5.3.2 *The prevention of dust and erosion, both during and after construction, through the planting of ground cover or the installation of other appropriate ground surfaces.*

The City's construction management protocols must be adhered to the satisfaction of the Commissioner of Public Works.

7.5.3.3 *The preservation of natural features of the site such as wetlands, unique wildlife habitats, historic "structures," major trees and scenic views both from the site and onto or over the site.*

The site is completely built-out. Therefore, there are no natural features, wetlands or unique wildlife habitat on the site.

7.5.3.4 *The conformity of exterior lighting to the requirements of Section 4.4.20 of this Ordinance.*

The Applicant shall provide a detailed lighting plan to the satisfaction of the Commissioners of Planning and Building.

7.5.3.5 *The design and arrangement of "buildings," "structures" and accessory facilities (such as air conditioning systems, public address systems, etc.) so as to achieve minimum and acceptable noise levels at the property boundaries.*

The project has been designed in a manner to minimize noise impacts on the surrounding neighborhood.

7.5.3.6 *The provision of adequate storm and surface water drainage facilities so as to properly drain the site while minimizing downstream flooding.*

According to the Applicant, the stormwater system in place was built for the original 2014 approved project. The Applicant prepared an update to its Stormwater Management Plan to account for the additional second-story of the Temple. According to the HEC Hudson Engineering Report, dated October 10, 2024, upon construction of the proposed second-story, the existing storm water system will operate as intended in the approved design.

7.5.3.7 *Access to sunlight for present and potential solar energy systems, both on and off site, as well as "building" siting, orientation and landscaping, meeting at a minimum the requirements of Section 4.4.21 of this Ordinance.*

No solar installations are proposed at this time. Any future solar installation including solar parking canopies must comply with Section 4.4.21 of the Zoning Ordinance.

7.5.4 *A quality of "building" and overall site design which will enhance and protect the character and property values of the adjacent neighborhood.*

The proposed expansion of the Hindu Temple of the Tri-State adds to the growing number of religious institutions along North Street. Positioned between The

Shinnyo Center at 370 North Street and the Congregation of the Light at 392 North Street, the temple will further contribute to the spiritual and cultural diversity of the area. Additionally, Trinity Lutheran/Faith Church of Westchester, located at the corner of North Street and Bryant Avenue, underscores the North Street corridor's burgeoning evolution as a hub for faith-based organizations. The design of the Hindu Temple is both elegant and visually attractive, offering a modern yet culturally authentic aesthetic that will enhance the North Street corridor and be an improvement over existing conditions. The Temple is set back from North Street, and will provide a visual landmark for the community; and be it further

RESOLVED, that based upon the above Findings, the Common Council determines that the applicable standards of Sections 4, 5, 7 and 8 of the Zoning Ordinance have been satisfied and approval of the Application for the Second Amended Site Plan be and hereby is granted, subject to the following conditions:

- A. As per the Applicant's proposal, the Applicant shall plant eleven (11) additional Arbor Vitae along the easterly side of the retaining wall to screen the existing retaining wall.
- B. As per the recommendation set forth in the communication of the Commissioner of Planning dated February 27, 2025:
  - 1. The Applicant shall submit a detailed final landscaping plan to the satisfaction of the Commissioners of Planning and Building. This plan must include provisions for screening refuse storage areas, HVAC equipment, generators, and other mechanical equipment. As per the condition listed above,

the plan shall include the planting of eleven (11) additional Arbor Vitae trees (12-14 feet in height) along the rear property line to screen an existing retaining wall.

2. All landscaping shall consist of native species and continue to be maintained in a healthy growing condition throughout the duration of the “structure” or “use” (as such terms are defined in the Zoning Ordinance) which it is intended to serve. Any planting not so maintained shall be replaced with new plants as needed. Additionally, any trees that are removed must be replaced in a timely manner.

3. The Applicant shall provide an updated Lighting Plan to the satisfaction of the Commissioners of Planning and Building prior to issuance of a building permit. The plan shall ensure that all sources of illumination shall be shielded or directed in such a manner that the direct rays therefrom do not cast an objectionable glare upon any adjacent residential property or the surrounding residential neighborhood. The duration, period or time of illumination shall be the minimum necessary to provide for the security of the property and the safety and welfare of the public.

4. Applicant shall provide an updated Parking Management Plan to the satisfaction of the City’s Transportation Engineer prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.

C. As per the recommendation set forth in the communication of the Commissioner of Public Works dated December 23, 2024:

1. Disturbance of the existing “grass pave” overflow parking areas must be minimized and as such, the proposed concrete washout and soil stockpile area must

be relocated. This permeable paver area must be protected with construction fencing and sediment and erosion control measures which must be shown on the plans to be submitted for a Building Department permit.

a. The stormwater design engineer must certify that the existing “grass pave” area will remain to the original approved limits. Any changes must be approved by the Department of Public Works.

2. Upon completion of construction, the applicant must perform a CCTV inspection of the existing stormwater mitigation system within the property to the connection at the main in North Street. The inspection must include all drainage 12-inch diameter and greater, catch basins, trench drains, subsurface infiltration chambers, etc., to ensure that the system is not adversely impacted from the proposed construction. A written report and digital copy of the video from the CCTV inspection must be provided to the City prior to the issuance of a Certificate of Occupancy by the Building Department.

3. All construction work shall be subject to the City's Construction Management Protocol. This protocol includes, among other things, a Construction Management Plan; erosion and sedimentation control measures; hours of operation; parking; site access, etc. The requirements for the White Plains Construction Management Protocol for the proposed redevelopment of the site are set forth below:

A. A Construction Management Plan is required for the development of the proposed project and a coordination plan for coordinating construction and other construction in the area, if any, including City

projects that will be going on contemporaneously with this project. The plan shall include strict controls on all aspects of the construction, including construction related impacts on adjacent properties and properties within the construction impact area, such as, but not limited to, hours of operation of construction vehicles and construction work on the site, hours of deliveries to the site, location of deliveries, requirements for loading/unloading and storage of materials on the project site, length of time travel lanes can be encumbered, sidewalk closings or pedestrian diversions to ensure the safety of the pedestrians, controls on "fugitive dust" and the impact of runoff from the site on the City storm drain system, such as from the wash down of delivery vehicles departing the site (all such vehicles must be cleaned on pads located on the site and all drainage must have proper filtration of the wash-down water), noise, pest control, street cleaning, site security, scheduling of periodic meetings with nearby residents and City staff to coordinate project construction and keep residents advised. The Construction Management Plan shall be subject to the approval of the Commissioners of Building, Public Safety, Public Works, Traffic, Planning, and the Environmental Officer.

B. Since vibration from excavation and construction equipment and work could have negative impacts on adjacent properties, the Applicant must take all appropriate steps to avoid impacts to such properties, including pre-disturbance surveys of the adjoining properties not owned by the Applicant, use of procedures approved by the Departments of Public Safety

and Building for rock chipping (if any is to be conducted), pile driving, sheeting and shoring around the excavation area, and any such other necessary protections as are deemed appropriate and protective of the adjoining properties by the Commissioner of Building. If blasting is required, separate approval must be obtained from the City Departments of Building, Public Safety, and Public Works (the City has a separate protocol for blasting). In developing the excavation and construction procedures, the Applicant shall consult with residents within the construction impact area on their needs and concerns, provide an adequate understanding of the construction process, and ensure proper notice to these owners. This includes creating a photographic record of the structural conditions of buildings in the designated construction impact area if rock chipping or blasting will occur.

C. The Construction Management Plan for the proposed project shall require that the Applicant ensure, through appropriate measures, to be mutually agreed upon between the City and the Applicant, that the parking location requirements for construction workers will be strictly enforced. As part of the Construction Management Plan, the Applicant shall submit a parking plan for construction workers, which designates the construction manager as the responsible party to ensure the proposed parking plan is enforced. Once a parking plan is approved by the City for construction workers, the Applicant shall be required to provide all construction contractors with information on where their workers and the subcontractors

are permitted to park and provide clear consequences for the failure to follow these regulations. The parking plan shall also designate the routes to the construction site for construction workers and construction vehicles, which routes must be approved by the Deputy Commissioner of Parking for Transportation Engineering, Commissioner of Public Safety, and Commissioner of Public Works. Such routes shall be along arterial and collector streets, with minimum use of minor streets if deemed necessary to access the construction site. For core area development, it is anticipated that parking for construction workers will be arranged through the City's Department of Parking. The Applicant should commence discussions with the Parking Department as soon as possible to address this issue if parking in a municipal lot parking garage is proposed for construction worker parking.

D. The Construction Management Plan shall prohibit staging or "waiting" by construction vehicles on City streets unless previously approved in writing by the Commissioners of Public Works and Public Safety.

E. As to "fugitive dust," the Applicant must develop a plan for the protection of adjacent properties satisfactory to the Commissioner of Building and the Environmental Officer.

F. Due to the proximity of sensitive receptors, such as nearby residents, noise from the construction site could potentially have negative impacts; the

Construction Management Plan must address both noise impacts and air quality impacts of construction equipment as follows:

1. The internal combustion engine-powered construction equipment used in the construction of the project shall be limited to late models (1998 and newer) so as to take advantage of the cleaner burning engines. Also, these off-road pieces of equipment will have better sound attenuation properties. Exceptions to this shall be subject to the approval of the Commissioner of Building upon a demonstration that it is not feasible or practicable to obtain the required equipment. Unless an exception is granted by the Commissioner of Building, no engines shall be used unless "critical" level exhaust silencers are fitted. This is the quietest of the three main categories and is consistent with what the City uses for its own fleet.

2. All non-road vehicles over 50HP used with regard to this project shall utilize the best technology available for reducing the emission of pollutants, including, but not limited to, retrofitting such non-road vehicles with oxidation catalysts, particulate filters, and/or technology with comparable or better effectiveness. All construction equipment shall include PM2.5 emission controls. The City recognizes a cost associated with PM2.5 emission controls, but the size, scope, and length of time necessary to construct each project

warrants the additional cost of each project developer to ensure reduced emissions during the construction phase.

3. "Non-road vehicle" means a vehicle that is powered by non-road engine, fifty (50) horsepower and greater, which shall include, but not be limited to, excavators, backhoes, cranes, compressors, generators, bulldozers, and similar equipment.

4. "Non-road engines" mean an internal combustion engine (including the fuel system) that is not used in a motor vehicle used solely for competition or that is not subject to standards promulgated under Section 7411 or Section 7521 of Title 42 of the United States Code (USC), except that this term shall apply to internal combustion engines used to power generators, compressors, or similar equipment used in any construction program or project.

G. Prior to the issuance of any building or excavation permits, the Applicant and its construction management team, including principal contractors, must meet together with representatives of the City's Departments of Building, Public Works, Public Safety, and Planning and the Environmental Officer, to review the Project Construction Management Plan and to ensure that all responsible parties understand their responsibilities under that plan.

H. The Applicant shall equip all construction equipment with "backup" sound attenuation devices.

I. The Applicant shall be responsible for ensuring that all streets and/or roadway infrastructure that is damaged as a result of construction activities will be repaired to City standards, funding for such repairs to be drawn from the bond posted with the City, Builder's Risk Insurance, and by the Applicant for such damage as is not covered by the bond or insurance.

J. The Construction Management Plan shall address the maintenance of the respective properties during the construction phase. Prior to the commencement of construction, the project applicant shall also be required to maintain its property and ensure that it is clean and free from hazardous conditions.

K. The City of White Plains Standard Construction Details and Specifications shall supersede anything submitted by the Applicant that is inconsistent with those standards.

L. The Applicant shall include a note on both the approved special permit/site plan and the Construction Management Plan about soil and erosion control regulations and the need to comply with the applicable City of White Plains and New York State Department of Environmental Conservation regulations, including, in all cases providing appropriate controls on site to prevent runoff from the site into City streets and storm drainage system, and, where applicable, the requirements of the approved SWPPP.

M. The Applicant shall submit to the Commissioner of Public Works for review and approval a certified property survey by a licensed surveyor

with metes and bounds shown for all property lines. The Applicant shall provide coordinates in NAD 83 on the property survey.

N. The Applicant shall provide to the Commissioner of Public Works for her review and approval profiles of the proposed service utilities, depicting existing utility crossings.

O. The construction sequence of this proposed project must be coordinated with the City's Department of Public Works before it can issue permits to close streets or sidewalks and disconnect or otherwise interrupt utility services, which will likely significantly impact the surrounding neighborhood.

P. The Applicant or any of its successor(s) or assign(s) shall be required to notify the Corporation Counsel of the City of White Plains in writing within thirty (30) days of any change in ownership, transfer of title, or any change in the corporate structure of same; and be it further

Ms. Santiago moved that it/they be filed and spread in full upon the minutes and referred to Law, Building Department, Design Review Board, Planning Department, Planning Board, Public Safety, Public Works, Traffic Division, Transportation Commission, Parking Department, Westchester County Planning Board and the Environmental Officer.

Council President Presser seconded the motion.  
Carried.

Communication from the Mayor.



“THE BIRTHPLACE OF THE STATE OF NEW YORK”  
OFFICE OF THE MAYOR

JUSTIN C. BRASCH  
MAYOR

t: 914.422.1411  
f: 914.422.1395

TO THE HONORABLE MEMBERS OF THE COMMON COUNCIL

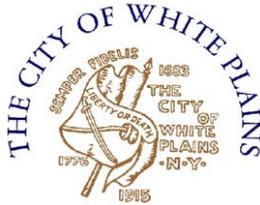
I am pleased to announce the appointment of the following members to the Youth Board for a three-year term that expires on December 31, 2028:

Enrique C. Jinete, D.P.T.; and  
Gabriel Blake Rodriguez, PhD., MSPH.

Sincerely,

Justin C. Brasch  
Mayor

Dated: for the January 5, 2026  
Common Council Meeting



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

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**THOMAS M. ROACH**  
MAYOR

**FRANK WILLIAMS, JR., Ph.D.**  
EXECUTIVE DIRECTOR

**ELIZABETH ALMONTE, MBA**  
DEPUTY DIRECTOR

December 19, 2025

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The White Plains Youth Bureau submits the names of Enrique C. Jinete, D.P.T (“Dr. Rick”) and Gabriel Blake Rodriguez, PhD, MSPH for consideration by the Mayor for appointment on the Mayor’s Youth Board. Both Dr. Jinete and Dr. Rodriguez are White Plains residents who are very passionate about the community they represent. I am requesting that the Mayor and the Common Council approve these candidates’ appointment to the Youth Board.

Respectfully submitted,

Frank Williams, Jr.  
Director

Ms. Santiago moved that it/they be filed and spread in full upon the minutes.  
Council President Presser seconded the motion.  
Carried

Mayor Brasch introduced Senator George Latimer who congratulated the new administration of the City of White Plains.

On motion of Council President, seconded, and duly carried, the Common Council adjourned the meeting.

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Jill Iannetta  
City Clerk