

A Special Meeting of the Common Council held Monday, January 26, 2026, called for six thirty o'clock in the Common Council Chamber, the following members present: Mr. Frei-Pearson, Ms. Presser, Ms. Santiago, Mr. Wolff and Mr. Mayor. Mr Payne was absent.

The Mayor granted the pleasure of the floor to Commissioner of Public Works to discuss the following capital projects:

- City Wide Alarm System Upgrade
- Gas Boy Fuel System Replacement
- Public Safety Building Interior Repairs
- Renovations to City Facilities FY26
- Check Valve Replacement at Central Avenue Pump Station.



**CAPITAL PROJECTS BOARD
MUNICIPAL BUILDING**

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

JUSTIN C. BRASCH
MAYOR

**TO THE HONORABLE MEMBERS OF THE COMMON COUNCIL OF THE CITY OF
WHITE PLAINS**

The Capital Projects Board has recommended a capital project for the "City Wide Alarm System Upgrade." This project aims to replace the existing alarm system as part of the 2025-2026 Capital Improvement Program at an estimated cost of \$250,000.

Submitted herewith is legislation which would authorize the Mayor to direct the Commissioner of Public Works to enter into various contracts to undertake the renovations at various City facilities. The legislation also authorizes the Mayor to direct the Budget Director to amend the Operating Budget and also to amend the Capital Projects Fund by amending Capital Project No. **C5679**, entitled "**City Wide Alarm System Upgrade**" as follows:

INCREASE REVENUES:

A021-09999 Appropriated Fund Balance \$250,000

INCREASE EXPENDITURES:

A022-9.401 Contribution to Capital Projects Fund \$250,000

REVENUES:

C5679-09910 General Fund Contribution \$250,000

EXPENDITURES:

C5679-8.502 Alarm System \$250,000

It is requested that the Mayor be authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

Respectfully submitted,

Justin C. Brasch, Mayor
Chairman, Capital Projects Board

Dated: January 15, 2026



**CAPITAL PROJECTS BOARD
MUNICIPAL BUILDING**

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

JUSTIN C. BRASCH
MAYOR

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

The Capital Projects Board has recommended the inclusion of Gas Boy Fuel System Replacement, at an estimated cost of \$300,000. This project includes replacement of the current fueling system and related equipment.

Submitted herewith is legislation which would authorize the Mayor to direct the Commissioner of Public Works to enter into various contracts to undertake the renovations at various City facilities. The legislation also authorizes the Mayor to direct the Budget Director to amend the Operating Budget and also to amend the Capital Projects Fund by amending Capital Project No. **C5680**, entitled “**Gas Boy Fuel System Replacement**” as follows:

INCREASE REVENUES:

A021-09999	Appropriated Fund Balance	<u>\$300,000</u>
------------	---------------------------	------------------

INCREASE EXPENDITURES:

A022-9.401	Contribution to Capital Projects Fund	<u>\$300,000</u>
------------	---------------------------------------	------------------

REVENUES:

C5680-09910	General Fund Contribution	<u>\$300,000</u>
-------------	---------------------------	------------------

EXPENDITURES:

C5680-8.503	Fleet/Fuel Management System	<u>\$300,000</u>
-------------	------------------------------	------------------

It is requested that the Mayor be authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

Respectfully submitted,

Justin C. Brasch, Mayor
Chairman, Capital Projects Board

Dated: January 15, 2026



**CAPITAL PROJECTS BOARD
MUNICIPAL BUILDING**

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

JUSTIN C. BRASCH
MAYOR

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

The Capital Projects Board has recommended a capital project for Public Safety Building Interior Repairs as part of the 2025-2026 Capital Improvement Program. The project has an estimated cost of \$606,000 and includes repairs to the interior walls and skylights as well as painting.

Submitted herewith is legislation which would authorize the Mayor to direct the Commissioner of Public Works to enter into various contracts, as required, to complete these capital improvements. The attached legislation authorizes the Mayor to direct the Budget Director to amend the Capital Projects Fund by establishing **Capital Project No. C5681**, entitled “**Public Safety Building Interior Repairs**,” as follows:

REVENUES

C5681-08810	Serial Bonds	<u>\$606,000</u>
-------------	--------------	------------------

EXPENDITURES

C5681-4.005	Finance and Auditing	\$ 6,000
C5681-8.106	Major Additions-Improvements	<u>600,000</u>
		<u>\$606,000</u>

It is further requested that the issuance of \$606,000 in serial bonds be authorized and that the Mayor be authorized to direct the Commissioner of Finance to advance funds to this project pending the receipt of the bond proceeds. Finally, it is requested that the Mayor be authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

Respectfully submitted,

Justin C. Brasch, Mayor
Chairman, Capital Projects Board

Date: January 15, 2026

“THE BIRTHPLACE OF THE STATE OF NEW YORK”

www.whiteplainsny.gov



**CAPITAL PROJECTS BOARD
MUNICIPAL BUILDING**

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

JUSTIN C. BRASCH
MAYOR

**TO THE HONORABLE MEMBERS OF THE COMMON COUNCIL OF THE CITY OF
WHITE PLAINS**

The Capital Projects Board has recommended a capital project for Renovations to City Facilities to correct structural problems and lower maintenance costs as part of the 2025-2026 Capital Improvement Program at an estimated cost of \$275,000.

Submitted herewith is legislation which would authorize the Mayor to direct the Commissioner of Public Works to enter into various contracts to undertake the renovations at various City facilities. The legislation also authorizes the Mayor to direct the Budget Director to amend the Operating Budget and also to amend the Capital Projects Fund by amending Capital Project No. **C5678**, entitled “**Renovations to City Facilities FY26**” as follows:

INCREASE REVENUES:

A021-09999	Appropriated Fund Balance	<u>\$275,000</u>
------------	---------------------------	------------------

INCREASE EXPENDITURES:

A022-9.401	Contribution to Capital Projects Fund	<u>\$275,000</u>
------------	---------------------------------------	------------------

REVENUES:

C5678-09910	General Fund Contribution	<u>\$275,000</u>
-------------	---------------------------	------------------

EXPENDITURES:

C5678-8.106	Major Additions-Improvements	<u>\$275,000</u>
-------------	------------------------------	------------------

It is requested that the Mayor be authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

Respectfully submitted,

Justin C. Brasch, Mayor
Chairman, Capital Projects Board

Dated: January 15, 2026



**CAPITAL PROJECTS BOARD
MUNICIPAL BUILDING**

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

JUSTIN C. BRASCH
MAYOR

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

The Capital Projects Board has recommended the inclusion of Check Valve Replacement at Central Avenue Pump Station (CAPS), at an estimated cost of \$300,000. This project includes replacement of the existing check valves for the three large water pumps at CAPS with controlled closing check valves.

Submitted herewith is legislation which would authorize the Mayor to direct the Commissioner of Public Works to enter into various contracts to undertake the renovations at various City facilities. The legislation also authorizes the Mayor to direct the Budget Director to amend the Capital Projects Fund by amending Capital Project No. **W5682**, entitled “**Check Valve Replacement at CAPS**” as follows:

REVENUES:

W5682-09969	Water Fund Contribution	<u>\$300,000</u>
-------------	-------------------------	------------------

EXPENDITURES:

W5682-8.681	Water System	<u>\$300,000</u>
-------------	--------------	------------------

It is requested that the Mayor be authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

Respectfully submitted,

Justin C. Brasch, Mayor
Chairman, Capital Projects Board

Dated: January 15, 2026

The Mayor granted the pleasure of the floor to Commissioner of Planning to discuss a proposed Minor Amendment to an approved site plan associated with the development known as "Hamilton Green."

JUSTIN C. BRASCH
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 JUSTIN C. BRASCH, MAYOR
AND MEMBERS OF THE COMMON COUNCIL OF THE
CITY OF WHITE PLAINS

Submitted herewith, for your review and appropriate action, pursuant to Section 7.7.1 Minor Amendments of the White Plains Zoning Ordinance, is a petition dated January 16, 2026, to amend the Site Plan Approval associated with the development at the project known as "Hamilton Green."

This property is designated on the City of White Plains Tax Map as Section 125.67, Block 5, Lots 1..1, 1..21, 1..22 and 1..23.

As you may recall, the Hamilton Green project entails the development of four (4) multi-story buildings that are bounded by Hamilton Avenue, Martin Luther King, Jr. Boulevard, Cottage Place and Barker Avenue. The development has been implemented in two phases. Phase 1, which is essentially complete, includes a 26-story residential apartment building at 5 Cottage Place and a 12-story residential apartment building at 25 Cottage Place.

Phase 2, which is currently under construction, includes a new headquarters building for the New York Power Authority at 220 Hamilton Avenue and a 16-story residential building at 20 Barker Avenue. This property is designated on the City of White Plains Tax Map as Section 125.67, Block 5, Lots 1..21 (designated as Unit 2A), 1..22 (designated as Unit 2B) and 1..23 (designated as Unit 2C).

The subject of this amendment is the dwelling unit mix in 20 Barker Avenue (Unit 2B). The applicant seeks to reduce the number of residential units to be constructed in the building from 156 to 127, with a unit mix of nineteen (19) studios, seventy-four (74) one-bedroom units, twenty-four (24) two-bedroom units, and ten (10) three-bedroom units. The size and exterior appearance of this residential building are not proposed to be modified.

It should be noted that the Applicant is not seeking a reduction in the number of affordable units required; the Applicant continues to propose a total of nineteen (19) units: nine (9) of which will be provided on-site in the building (2-studio units, 5- one bedroom units and 2- two bedroom units), and a "fee-in-lieu" payment for ten (10) units in the amount of \$1,952,500.

"THE BIRTHPLACE OF THE STATE OF NEW YORK"

<http://www.cityofwhiteplains.com>

A Minor Amendment is a modification or change to an approved site plan that does not exceed any of the following thresholds:

1. There is no increase in the mandatory off-street parking or loading requirement.
2. There is no increase in "Use" and no new "Use" is established.
3. There is no significant alteration of the essential characteristics of the design, layout or arrangement of buildings, parking, circulation, landscaping, or relationship of the project to the street, adjacent properties and the area in general.

It is the position of this department that the proposed amendment as described above is a Minor Amendment.

If the Common Council does not object to our position within the next thirty (30) days or at their next occurring meeting, our department will facilitate the appropriate review and approval of such Minor Amendment.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Damon A. Amadio".

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

Dated: January 20, 2026

DOCUMENTS SUBMITTED: Cover letter from Janet Giris dated January 16, 2026.

**DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP**

Janet J. Giris
Partner
jig@ddw-law.com

COUNSELLORS AT LAW
360 HAMILTON AVENUE
WHITE PLAINS, NEW YORK 10601
(914) 681-0200
FACSIMILE (914) 684-0288

Connecticut Office
1111 SUMMER STREET
STAMFORD, CT 06905
(203) 298-0000

January 16, 2026

By Email and Hand Delivery

Damon A. Amadio, P.E., Commissioner
Department of Building
City of White Plains
70 Church Street
White Plains, New York 10601

Re: Application of S-WD/WP LLC for a Minor Amendment to the Approved Site Plan for the Project known as “Hamilton Green.”

Dear Commissioner Amadio:

This firm represents S-WD/WP LLC (the “Applicant”)¹ in connection with Phase 2 of the mixed-use, transit-oriented development being developed in two (2) phases, and known as “Hamilton Green” (the “Project”) on property located at 5 Cottage Place (formerly referred to as 240 Hamilton Avenue), 25 Cottage Place (formerly referred to as 7 Cottage Place), 220 Hamilton Avenue, 20 Barker Avenue, and 10 Dr. Martin Luther King Boulevard, which property is currently designated on the tax assessment map of the City as Section 125.67, Block 5, Lots 1..1, 1..21, 1..22 and 1..23 (the “Property”). The Project was amended by resolution of the Common Council in December, 2022², August, 2023³, and most recently, in December, 2024⁴. Construction of Phase 1 of the Project is substantially complete; Phase 2 of the Project is currently under construction on that portion of the Property designated on the tax assessment map of the City as Section 125.67, Block 5, Lots 1..21 (“Unit 2A”), 1..22 (“Unit 2B”), and 1..23 (“Unit 2C”, and collectively with Unit 2A and Unit 2B, the “Phase 2 Property”). On behalf of the Applicant, we are writing to respectfully request a minor modification to the Project.

¹ S-WD/WP LLC is wholly owned by Hamilton Green II Partners LLC, a related entity of the Cappelli Organization.
² Resolution of the Common Council of the City of White Plains Approving the Application Submitted on Behalf of W.P. Mall Realty, LLC, Hamilton Green I Partners, LLC, and S-WD/WP LLC for a Second Amendment to the Conceptual Development Plan and Site Plan for a Mixed-Use Project on the Property Located at 200 Hamilton Avenue and Known as Hamilton Green, adopted on December 5, 2022.
³ Resolution of the Common Council of the City of White Plains Approving the Application Submitted on Behalf of Hamilton Green I Partners, LLC, and S-WD/WP LLC for a Third Amendment to the Site Plan for a Mixed-Use Project on the Property Located at 200 Hamilton Avenue and Known as Hamilton Green, adopted on August 7, 2023.
⁴ Resolution of the Common Council of the City of White Plains Approving the Application Submitted on Behalf of Hamilton Green I Partners, LLC, and S-WD/WP LLC for a Fourth Amendment to the Site Plan for a Mixed-Use Project on the Property Located at 200 Hamilton Avenue and Known as Hamilton Green, adopted on December 2, 2024.

As you may remember, on December 2, 2024, the Common Council approved the fourth amendment to the site plan primarily affecting Phase 2 of the Project (the “December 2024 Approval”).⁵ The December 2024 Approval amended the previously approved use of the building now under construction at 220 Hamilton Avenue (Unit 2A) from predominantly residential use to office use; the office building will serve as the new headquarters (the “NYPA HQ”) for the New York Power Authority (“NYPA”), and construction is well underway. In addition, as part of the December 2024 Approval, the number of residential units to be constructed on the Phase 2 Property was reduced from 390 to 156, all to be constructed in a single building on Unit 2B. Under the December 2024 Approval, the unit mix of dwelling units to be constructed as part of Phase 2 consisted of thirty-two (32) studios, seventy-two (72) one-bedroom units, and fifty-two (52) two-bedroom units, including nineteen (19) affordable units - thirteen (13) affordable units to be provided on-site, and a “fee-in-lieu” payment for six (6) units in the amount of \$1,171,875.00.

The Applicant now seeks to further modify Phase 2 of the Project by reducing the number of residential units to be constructed in the building on Unit 2B (and in Phase 2 of the Project) from 156 to 127, with a unit mix of nineteen (19) studios, seventy-four (74) one-bedroom units, twenty-four (24) two-bedroom units, and ten (10) three-bedroom units. The size and exterior appearance of the residential building on Unit 2B have not been modified from the December 2024 Approval; instead, the residential units are proposed to be enlarged in response to changes in market demand, which reduces the number of units that can be accommodated in the same building. Significantly, the Applicant is not seeking a reduction in the number of affordable units required as part of the December 2024 Approval; the Applicant continues to propose a total of nineteen (19) units: nine (9) of which will be provided on-site in the building on Unit 2B, and a “fee-in-lieu” payment for ten (10) units in the amount of \$1,952,500⁶. The unit mix of the affordable units located in the building will be two (2) studios, five (5) one-bedroom units, and two (2) two-bedroom units.

All other aspects of the December 2024 Approval remain unchanged, and the Project continues to comply in all respects with the requirements of the Zoning Ordinance of the City of White Plains (the “Zoning Ordinance”).

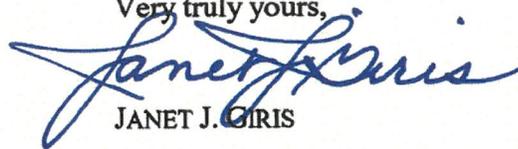
We respectfully submit that the proposed modifications to the December 2024 Approval are de minimus and meet the requirements of Section 7.7.1 of the Zoning Ordinance for consideration as a “minor amendment.” As required by Section 7.7.1.3 of the Zoning Ordinance, we respectfully request that you transmit notice of this application to the Common Council for inclusion on its January 26, 2026 work session agenda.

⁵Phase 2 of the Project which as currently approved includes an approximately 297,105 square foot office building on Unit 2A to serve as the NYPA HQ, a multi-family residential building containing 156 dwelling units on Unit 2B, and a parking structure containing 600 parking spaces on Unit 2C, is under construction.

⁶Under the December 2024 Approval, the total number of “fee-in-lieu” payment was for 25 units. The number of affordable units to be provided for Phase 1 was fifty-seven (57) units: thirty-eight (38) affordable units to be provided on-site, and a “fee-in-lieu” payment for nineteen (19) units. The number of on-site affordable units and fee-in-lieu payment amounts were subsequently adjusted. The number of on-site units in Phase 1 was increased from 38 to 42, and the “fee-in-lieu” payment for Phase 1 was reduced from nineteen (19) to fifteen (15). As a result, the “fee-in-lieu” payment for Phase 2 was increased from six (6) units to ten (10) units.

Thank you for your consideration. Please feel free to contact me if you have any questions or if you need any additional information.

Very truly yours,



JANET J. CIRIS

cc: (By Email)
Karen M. Pasquale, Chief of Staff and Director of Operations
Doreen Rich, Esq., Acting Corporation Counsel
Michael J. Kelly, Esq., Senior Assistant Corporation Counsel
Christopher Gomez, AICP, Commissioner of Planning
Louis R. Cappelli
Bruce Berg
Kathleen Hennessy, AIA
Mark P. Weingarten, Esq.

The Mayor asked if there was any objection to the Building Commissioner's processing of this request as a minor amendment.

Hearing none, the Building Department can proceed.

Mayor Brasch made a motion to enter into executive session to discuss the potential appointment of a particular person.

Council President Presser seconded.

Carried.

Mayor Brasch made a motion to exit into executive session to discuss the potential appointment of a particular person.

Mr. Wolff seconded the motion.

Carried.

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

Jill Iannetta
City Clerk