



**COMMON COUNCIL AGENDA  
REGULAR STATED MEETING  
March 4, 2026  
7:30 PM**

**PLEDGE TO THE FLAG:** Hon. Victoria Presser

**OATH OF OFFICE:** Hon. Michael Rubin

**ROLL CALL:** City Clerk

**APPOINTMENTS:**

1. Communication from the President of the Common Council requesting the appointment of Thomas Caruso as a member of the Common Council. **F/S**

**FIRST READING  
ORDINANCES:**

2. Communication from the Chairman of the Capital Projects Board requesting that the Budget Director be directed to amend the Capital Projects Fund by establishing Capital Project No.C5683, entitled "Fire Station #7 Roof." **F/S**
3. Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No.C5683, entitled "Fire Station #7 Roof." **ADOPTED 7-0**
4. Communication from the Chairman of the Capital Projects Board requesting that the Budget Director be directed to amend the Operating Budget and the Capital Projects Fund by establishing Capital Project No.C5684, entitled "Card Access Firmware and Software Upgrade." **F/S**
5. Bond Ordinance dated March 4, 2026, authorizing the issuance of \$757,500 aggregate principal amount serial bonds of the City of White Plains, County of Westchester, State of New York, to finance the costs of the acquisition of

equipment, machinery and apparatus. **ADOPTED 7-0**

6. Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No.C5684, entitled “Card Access Firmware and Software Upgrade.” **ADOPTED 7-0**
7. Communication from the Chairman of the Capital Projects Board requesting that the Budget Director be directed to amend the Capital Projects Fund by establishing Capital Project No.C5685, entitled “Kittrell Park Outdoor Bathrooms.” **F/S**
8. Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No. C5685, entitled “Kittrell Park Outdoor Bathrooms.” **ADOPTED 7-0**
9. Communication from the Chairman of the Capital Projects Board requesting authorization to direct the Budget Director to amend the Capital Projects Fund by establishing Capital Project No. SW5686, entitled “Miscellaneous Sanitary Sewer FY26.” **F/S**
10. Bond Ordinance dated March 4, 2026, authorizing the issuance of \$1,212,000 aggregate principal amount serial bonds of the City of White Plains, County of Westchester, State of New York, to finance the costs of the improvements to the City’s Sanitary Sewer System. **ADOPTED 7-0**
11. Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No.SW5686, entitled “Miscellaneous Sanitary Sewer FY26.” **ADOPTED 7-0**
12. Communication from the Acting Corporation Counsel in relation to the settlement of certain tax review proceedings. **F/S**
13. Ordinance authorizing the settlement of certain tax review proceedings. **ADOPTED 7-0**
14. Communication from the Commissioner of Public Works in relation to street closures and appropriate parking restrictions that will take place for various City events. **F/S**
15. Ordinance of the Common Council of the City of White Plains authorizing the closure of certain portions of public streets for various events and celebrations taking place in 2026. **ADOPTED 7-0**
16. Communication from the Commissioner of Public Works in relation to an agreement with Westchester County regarding the removal of snow and ice. **F/S**
17. Ordinance of the Common Council of the City of White Plains authorizing the execution of an agreement with the County of Westchester for snow and ice removal on County Roadways. **ADOPTED 7-0**

18. Communication from the Commissioner of Public Safety in relation to an agreement with the County of Westchester for prisoner transportation services. **F/S**
19. Ordinance authorizing the City to enter into an agreement with the County of Westchester for prisoner transportation services. **ADOPTED 7-0**
20. Communication from the Director of the Youth Bureau requesting to establish and approve a fee schedule for various programs and camps organized and operated by the Youth Bureau for Fiscal Year 2026-2027. **F/S**
21. Ordinance of the Common Council of the City of White Plains establishing and approving a fee schedule for various programs and camps organized and operated by the Youth Bureau for Fiscal Year 2026-2027. **ADOPTED 7-0**
22. Communication from the Director of the Youth Bureau requesting authorization to enter into an agreement to coordinate the Youth Bureau's ROSEbuds Program. **F/S**
23. Ordinance of the Common Council of the City of White Plains authorizing the execution of an agreement with Gwendolyn D. Lymon to coordinate the Youth Bureau's ROSEbuds Program. **ADOPTED 7-0**
24. Communication from the Director of the Youth Bureau requesting authorization to enter into an agreement with North American Family Institute, Inc. in connection with the Youth Bureau's Youth Police Initiative Program. **F/S**
25. Ordinance of the Common Council of the City of White Plains authorizing the execution of an agreement with North American Family Institute, Inc. in connection with the Youth Bureau's Youth Police Initiative Program. **ADOPTED 7-0**
26. Communication from the Commissioner of Recreation and Parks requesting authorization to enter into an agreement with the American Red Cross to provide training. **F/S**
27. Ordinance of the Common Council of the City of White Plains authorizing the execution of an agreement with the American Red Cross. **ADOPTED 7-0**
28. Communication from the Commissioner of Recreation and Parks in relation to an agreement with the White Plains City School District to maintain a trailer at Ebersole Ice Rink **F/S**
29. Ordinance of the Common Council of the City of White Plains authorizing the execution of a license agreement with the White Plains City School District to maintain a trailer at Ebersole Ice Rink. **ADOPTED 7-0**
30. Communication from the Commissioner of Parking in relation to an agreement with Integrated Technical Systems, Inc. pertaining to the maintenance of the multispace meters in the City's Municipal Parking System **F/S**

31. Ordinance of the Common Council of the City of White Plains authorizing the execution of an agreement with Integrated Technical Systems, Inc. pertaining to the maintenance of the multispace meters in the City's Municipal Parking System. **ADOPTED 7-0**
32. Communication from the Director of the White Plains Public Library in relation to a grant in the amount of \$10,000 from Carnegie Corporation of New York. **F/S**
33. Ordinance of the Common Council of the City of White Plains authorizing the acceptance of a grant from Carnegie Corporation of New York and amending the FY 2025-2026 Library Fund Budget. **ADOPTED 7-0**
34. Communication from the Deputy Commissioner of Planning in relation to an agreement with ArtsWestchester to provide the Artsmobile for the City's WP Soccer Fest Event. **F/S**
35. Ordinance of the Common Council of the City of White Plains authorizing the execution of an agreement with ArtsWestchester to provide the Artsmobile for the City's WP Soccer Fest Event. **ADOPTED 7-0**
36. Communication from the Deputy Commissioner of Planning in relation to an agreement with Musco Sports Lighting LLC to provide a screen trailer for the City's WP Soccer Fest Event. **F/S**
37. Ordinance of the Common Council of the City of White Plains authorizing the execution of an agreement with Musco Sports Lighting LLC to provide a screen trailer for the City's WP Soccer Fest Event. **ADOPTED 7-0**
38. Communication from the Deputy Commissioner of Planning in relation to the acceptance of sponsorships for WP Soccer Fest. **F/S**
39. Ordinance of the Common Council of the City of White Plains authorizing the Mayor to accept on behalf of the City contributions made in support of the WP Soccer Fest Event. **ADOPTED 7-0**

#### **RESOLUTIONS:**

40. Communication from the Commissioner of Planning in relation to the Common Council of the City of White Plains declaring itself as Lead Agency for the Environmental Review for the proposed acquisition of the White Plains City Center Parking Garage pursuant to the State Environmental Quality Review Act and making certain determinations in connection therewith. **F/S**
41. Resolution of the Common Council of the City of White Plains declaring itself as Lead Agency for the Environmental Review for the proposed acquisition of the White Plains City Center Parking Garage pursuant to the State Environmental Quality Review Act and making certain determinations in connection therewith. **ADOPTED**

42. Communication from the Commissioner of Building in relation to an application submitted on behalf of Elizabeth Seton Pediatric Center relating to property known as 315-317 North Street, White Plains, New York. **F/S**

**Items 43-54 F/S**

43. Communications from Design Review Board
44. Commissioner of Planning
45. White Plains Planning Board
46. Commissioner of Public Safety
47. Commissioner of Public Works
48. Deputy Commissioner of Parking
49. Transportation Commission
50. Commissioner of Parking
51. Westchester County Planning
52. Environmental Officer
53. Resolution of the Common Council of the City of White Plains granting a one year extension of site plan approval to Elizabeth Seton Pediatric Center to construct a new five-story building for a 96-bed healthcare facility, including support services and associated parking on property located at 315-317 North Street. **ADOPTED**
54. Communication from the Commissioner of Building in relation to an application for special permit approval for a project located at 25 North Lexington Avenue. **F/S**
55. Resolution of the Common Council of the City of White Plains scheduling a Public Hearing for April 6, 2026 in relation to an application submitted on behalf of F45 Training White Plains for Special Permit Approval for a Health Club. **ADOPTED 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.**
56. Resolution of the Common Council of the City of White Plains supporting immigrants and denouncing the current tactics of Federal Law Enforcement, including United States Immigration and Customs Enforcement (ICE), and urging the State and Federal Governments to pass laws prohibiting law enforcement officials from concealing their identities. **ADOPTED**

**ITEMS FOR REFERRAL:**

57. Communication from the Commissioner of Building in relation to an application for an extension of site plan approval for property located at 52 North Broadway. **F/S 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 and the Environmental Officer.**

## **ITEMS FOR INFORMATION**

58. Communication from the Director of the Youth Bureau requesting appointment of members to the Mayor's Youth Board. **F/S**

A Regular Stated Meeting of the Common Council held Wednesday March 4, 2026 called for seven thirty o'clock. Mayor Brasch presiding and the following members present: Mr. Frei-Pearson, Ms. Presser, Ms. Simmons, Ms. Santiago Mr. Wolff.

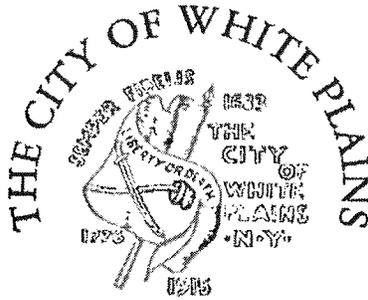
Council President Presser offered the Consent Agenda of Items 12-19, 22-55, and 57 and 58 and requested unanimous consent to consider for action the ordinances on for a first reading. She further moved to adopt those ordinances and resolutions; approve all appointments; file and spread all communications and to refer those that are necessary to the appropriate City Departments, Boards and Commissions, and file Any Attachments.

Unanimous consent granted.

Mr. Frei-Pearson seconded the motion.

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

Communication from the Common Council.



COMMON COUNCIL  
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VICTORIA PRESSER  
Council President

t: 914.422.1411  
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TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

As Council President, I am pleased to recommend the appointment of Thomas Caruso as a Member of the Common Council of the City of White Plains to fill the vacancy created by the resignation of Council Member Richard Payne. In accordance with Section 14 of the Charter of the City White Plains, the appointment of Mr. Caruso as a Member of the Common Council for the City of White Plains commencing March 4, 2026 is requested.

Sincerely,

Victoria Presser  
Council President

Dated: February 25, 2026

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

Mr. Frei-Pearson seconded the motion.  
Carried.

Council President Presser recommended the appointment of Thomas Caruso as Councilmember of the Common Council.

Mr. Frei-Pearson seconded the motion.  
Carried.

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

Mayor Brasch administered the oath to the newly appointed Councilmember, Thomas Caruso.

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The Mayor granted the pleasure of the floor to Joe Tyros, Deputy Commissioner of Public Works to discuss Capital Projects.

Communication from the Chairman of the Capital Projects Board .



**CAPITAL PROJECTS BOARD  
MUNICIPAL BUILDING**

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**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 Fire Station #7 Roof. This project is to remove/replace the entire pitched roof as part of the FY 2025-2026 Capital Improvement Program at an estimated cost of \$225,000.

Submitted herewith is legislation which would authorize the Mayor to direct the Commissioner of Public Works to enter into contracts to undertake the renovations at the City's various fire stations.

The attached legislation also authorizes the Mayor to direct the Budget Director to amend the Operating Budget and also to amend the Capital Projects Fund by establishing Capital Project **C5683**, entitled "**Fire Station #7 Roof**" as follows:

**INCREASE REVENUES:**

A021-09999	Appropriated Fund Balance	<u>\$225,000</u>
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**INCREASE EXPENDITURES:**

A022-9.401	Contribution to Capital Projects Fund	<u>\$225,000</u>
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**REVENUES:**

C5683-09910	General Fund Contribution	<u>\$225,000</u>
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**EXPENDITURES:**

C5683-8.106	Major Improvements	<u>\$225,000</u>
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It is also requested that the Mayor be authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

Respectfully submitted

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Justin C. Brasch, Mayor  
Chairman, Capital Projects Board

Dated: February 12, 2026

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

Ms. Santiago asked unanimous consent to offer an ordinance entitled,  
“Ordinance of the Common Council of the City of White Plains to amend the Capital  
Projects Fund by establishing Capital Project No.C5683, entitled "Fire Station #7 Roof.”

Unanimous consent granted.

Ms. Santiago moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF  
WHITE PLAINS TO AMEND THE CAPITAL PROJECTS FUND BY  
ESTABLISHING CAPITAL PROJECT NO. C5683, ENTITLED “FIRE  
STATION #7 ROOF”**

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

Section 1. The Capital Projects Board has recommended the inclusion of a project entitled “Fire Station #7 Roof”. This project is for the repair and removal of the pitched roof as part of the FY 2025-2026 Capital Improvement Program an estimated cost of \$225,000.

Section 2. The Mayor is hereby authorized to direct the Commissioner of Public Works to enter into various contracts, as necessary, to complete this Capital Project. Said contracts shall be in a form approved by the Corporation Counsel.

Section 3. The Mayor is also hereby authorized to direct the Budget Director to amend the Capital Projects Fund by establishing Capital Project No. **C5683**, entitled “**Fire Station #7 Roof**” and to establish the project budget as follows:

**INCREASE REVENUES**

A021-09999	Appropriated Fund Balance	<u>\$ 225,000</u>
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**INCREASE EXPENDITURES**

A022-9.401	Contribution to Capital Projects Fund	<u>\$ 225,000</u>
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**REVENUES**

C5683-09910	General Fund Contribution	<u>\$ 225,000</u>
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**EXPENDITURES:**

C5683-8.106	Major Improvements	<u>\$ 225,000</u>
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Section 4. The Mayor is hereby further authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

Section 5. This ordinance shall take effect immediately.

Mr. Frei-Pearson seconded the motion.

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

Communication from the Chairman of the Capital Projects Board .



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**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 Card Access Firmware and Software Upgrade as part of the 2025-2026 Capital Improvement Program. The project has an estimated cost of \$750,000 and includes replacing all controllers, server and software associated with the existing card access system.

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. C5684**, entitled **“Card Access Firmware and Software Upgrade,”** as follows:

**REVENUES**

C5684-08810	Serial Bonds	<u>\$757,500</u>
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**EXPENDITURES**

C5684-4.005	Finance and Auditing	\$ 7,500
C5684-8.319	Technology Equipment	<u>750,000</u>
		<u>\$757,500</u>

It is further requested that the issuance of \$757,500 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: February 12, 2026

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

Ms. Santiago asked unanimous consent to offer an ordinance entitled, "Bond Ordinance dated March 4, 2026, authorizing the issuance of \$757,500 aggregate principal amount serial bonds of the City of White Plains, County of Westchester, State of New York, to finance the costs of the acquisition of equipment, machinery and apparatus."

Unanimous consent granted.

Ms. Santiago moved adoption of the following Ordinance.

**BOND ORDINANCE, DATED MARCH 4, 2026, AUTHORIZING THE ISSUANCE OF \$757,500 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER, STATE OF NEW YORK, TO FINANCE THE COSTS OF THE ACQUISITION OF EQUIPMENT, MACHINERY AND APPARATUS**

**WHEREAS**, the Common Council of the City of White Plains (the “City”), a municipal corporation of the State of New York, located in the County of Westchester, determined that it is in the public interest of the City to authorize the financing of the costs of the acquisition of equipment, machinery and apparatus, including updates to firmware and software systems and including the acquisition of any land and rights-in-land necessary therefor and any preliminary and incidental costs related thereto, at a total estimated cost not to exceed \$757,500, for which no funds have heretofore been appropriated or borrowed, all in accordance with the Local Finance Law (the “Project”);

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of White Plains, in the County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$757,500, pursuant to the Local Finance Law, in order to finance the costs of the Project.

Section 2. The Common Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project is not to exceed \$757,500, (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project, (c) the Common Council of the City plans to finance such costs of the Project from the proceeds of serial bonds authorized herein or bond anticipation notes issued in anticipation of the issuance of such serial bonds, (d) the

maturity of the obligations authorized herein will not be in excess of five (5) years, and (e) on or before the expenditure of moneys to pay any costs for the Project, for which proceeds of any obligations authorized herein are to be applied to reimburse the City, the Common Council of the City took “official action” for federal income tax purposes to authorize capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose, or of a class of object or purpose, described in subdivision 32 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is five (5) years. The serial bonds authorized herein shall have a maximum maturity of five (5) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize the issuance of the serial bonds authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, including whether to issue such serial bonds having substantially level or declining annual debt service, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Commissioner of Finance, as the chief fiscal officer of the City. The Commissioner of Finance is hereby authorized to execute by manual or facsimile signature on behalf of the City, all serial bonds authorized herein and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) on all such serial bonds and all such

bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Commissioner of Finance. In the absence of the Commissioner of Finance, the Deputy Commissioner of Finance is hereby authorized to exercise the powers delegated to the Commissioner of Finance by this bond ordinance.

Section 5. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published, together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law, in *The Journal News*, a newspaper having a general circulation in the City and, as a result thereafter, the validity of such serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or a class of object or purpose, for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of the publication of this bond ordinance, or such summary thereof, are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 6. The faith and credit of the City are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized herein as the same shall become due.

Section 7. The City hereby declares its intention to issue serial bonds as authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The City covenants for the

benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations, or any other funds of the City, and will not make any use of the Project which would cause the interest on such obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed on corporations by Section 55 of the Code), or subject the City to any penalties under Section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by Section 55 of the Code), or subject the City to any penalties under Section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of the serial bonds authorized herein or any other provisions hereof until the date which is sixty (60) days after the final maturity date of such serial bonds or an earlier prior redemption date thereof. The proceeds of the serial bonds authorized herein, and any bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be applied to reimburse expenditures or commitments made with regard to the Project on or after a date which is not more than sixty (60) days prior to the adoption date of this bond ordinance by the City. The City may expend general funds or other available moneys for the Project which shall be reimbursed from the proceeds of such obligations.

Section 8. Prior to the issuance of the serial bonds authorized herein, or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the Common Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of

Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the Common Council of the City covenants that it will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized issued herein upon the advice of bond counsel. It is hereby determined by the Common Council of the City that the Project will not have a significant impact or effect on the environment.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to the obligations under, Rule 15c2-12 promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934 (the “Rule”), to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City’s continuing disclosure agreement for that purpose, and thereby implement that agreement, including provisions for enforcement, amendment and termination, the Commissioner of Finance is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the “Commitment”), to be placed on file with the City Clerk and which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the Commissioner of Finance on behalf of the City, all

of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The Commissioner of Finance is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Commissioner of Finance shall consult with, as appropriate, its Corporation Counsel and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by its Corporation Counsel or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance shall take effect immediately upon its due adoption by the Common Council of the City.

Mr. Frei-Pearson seconded the motion.

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

Ms. Santiago asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No.C5684, entitled "Card Access Firmware and Software Upgrade."

Unanimous consent granted.

Ms. Santiago moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF  
WHITE PLAINS TO AMEND THE CAPITAL PROJECTS FUND BY  
ESTABLISHING CAPITAL PROJECT NO. C5684, ENTITLED “CARD  
ACCESS FIRMWARE AND SOFTWARE UPGRADE”**

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

Section 1. The Capital Projects Board has recommended a project for Card Access Firmware and Software Upgrade as part of the 2025-2026 Capital Improvement Program. This project includes replacing all controllers, server and software associated with the existing card access system at an estimated cost of \$750,000.

Section 2. The Mayor is hereby authorized to direct the Commissioner of Public Works to enter into various contracts, as necessary, to complete this Capital Project. Said contracts shall be in a form approved by the Corporation Counsel.

Section 3. The Mayor is also hereby authorized to direct the Budget Director to amend the Capital Projects Fund by establishing Capital Project No. **C5684**, entitled “**Card Access Firmware and Software Upgrade**” and to establish the project budget as follows:

**REVENUES**

C5684-08810	Serial Bonds	<u>\$ 757,500</u>
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**EXPENDITURES:**

C5684-4.005	Finance and Auditing	\$ 7,500
C5684-8.319	Technology Equipment	<u>750,000</u>
		<u>757,500</u>

Section 4. The Mayor is hereby further authorized to direct the Commissioner of Finance to authorize the sale of serial bonds totaling \$757,500 and to advance funds for this project

from the General Fund, as necessary pending receipt of the bond proceeds, and to receive and disburse funds accordingly.

Section 5. This ordinance shall take effect immediately.

Mr. Frei-Pearson seconded the motion.

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

Communication from the Chairman of the Capital Projects Board.



**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 Kittrell Park Outdoor Bathrooms project as part of the 2025-2026 Capital Improvement Program. This project involves improving the existing facilities, including the creation of two accessible family bathrooms, at an estimated total cost of \$450,000. The amount being requested is \$67,500 for the design phase of the project.

Submitted herewith is legislation which would authorize the Mayor to direct the Commissioner of Public Works to enter into various contracts to undertake Kittrell Park Outdoor Bathroom design. The legislation also authorizes the Mayor to direct the Budget Director to amend the Capital Projects Fund by establishing Capital Project No Capital Project No. C5685, entitled “**Kittrell Park Outdoor Bathrooms**” as follows:

**REVENUES**

C5685-02203	Community Development	<u>\$67,500</u>
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**EXPENDITURES**

C5685-8.101	Design Services	<u>\$67,500</u>
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It is requested that the Mayor be authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

Respectfully submitted,

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Justin C. Brasch, Mayor  
Chairman, Capital Projects Board

Date: February 12, 2026

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Mr. Frei-Pearson moved that it/they be filed and spread in full upon the minutes.  
Mr. Wolff 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 to amend the Capital  
Projects Fund by establishing Capital Project No. C5685, entitled "Kittrell Park Outdoor  
Bathrooms."

Unanimous consent granted.

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

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF  
WHITE PLAINS TO AMEND THE CAPITAL PROJECTS FUND BY  
ESTABLISHING CAPITAL PROJECT NO. C5685, ENTITLED  
“KITTRELL PARK OUTDOOR BATHROOMS”**

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

Section 1. The Capital Projects Board has recommended the Kittrell Park Outdoor Bathrooms project as part of the 2025-2026 Capital Improvement Program. This project involves improving existing facilities, including the creation of two accessible family bathrooms at an estimated total cost of \$450,000. The amount currently requested is \$67,500 for the design phase of the project.

Section 2. The Mayor is hereby authorized to direct the Commissioner of Public Works to enter into various contracts, as necessary, to complete this phase of the Capital Project. Said contracts shall be in a form approved by the Corporation Counsel.

Section 3. The Mayor is also hereby authorized to direct the Budget Director to amend the Capital Projects Fund by establishing Capital Project No. **C5685**, entitled “**Kittrell Park Outdoor Bathrooms**” and to establish the project budget as follows:

**REVENUES**

C5685-02203	Community Development	<u>\$ 67,500</u>
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**EXPENDITURES:**

C5685-8.101	Finance and Auditing	<u>\$ 67,500</u>
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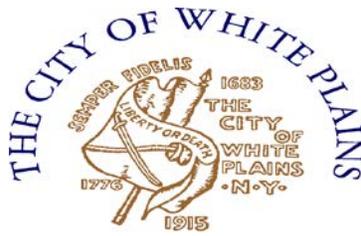
Section 4. The Mayor is hereby further authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

Section 5. This ordinance shall take effect immediately.

Mr. Wolff seconded the motion.

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

Communication from the Chairman of the Capital Projects Board .



**CAPITAL PROJECTS BOARD  
MUNICIPAL BUILDING**

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

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**JUSTIN C. BRASCH**  
MAYOR

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

As part of the City's continuing Capital Improvements program, the Capital Projects Board has recommended including Miscellaneous Sanitary Sewer work in the 2025-2026 Capital Improvement Program. The estimated cost for this project is \$1,200,000.

Submitted herewith for your deliberation is an ordinance authorizing the Mayor to direct the Commissioner of Public Works to enter into various construction and engineering services contracts, as necessary, and further to direct the Budget Director to amend the Capital Projects fund by establishing Capital Project No. **SW5686**, entitled "**Miscellaneous Sanitary Sewer FY26**", with a budget as follows:

**REVENUES:**

SW5686-08810	Serial Bonds	<u>\$1,212,000</u>
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**EXPENDITURES:**

SW5686-4.005	Finance and Auditing	\$ 12,000
SW5686-8.206	Sanitary Sewer Reconstruction	<u>1,200,000</u>
		<u>\$1,212,000</u>

Finally, it is requested that the sale of \$1,212,000 in Serial Bonds be authorized and that the Mayor be authorized to direct the Commissioner of Finance to advance funds, as necessary, from the Sewer Fund pending the receipt of the bond proceeds, and to receive and disburse funds accordingly.

Respectfully submitted,

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Justin C. Brasch, Mayor  
Chairman, Capital Projects Board

Dated: February 13, 2026

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

Mr. Frei-Pearson asked unanimous consent to offer an ordinance entitled, "Bond Ordinance dated March 4, 2026, authorizing the issuance of \$1,212,000 aggregate principal amount serial bonds of the City of White Plains, County of Westchester, State of New York, to finance the costs of the improvements to the City's Sanitary Sewer System ."

Unanimous consent granted.

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

**BOND ORDINANCE, DATED MARCH 4, 2026, AUTHORIZING THE ISSUANCE OF \$1,212,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE CITY OF WHITE PLAINS, COUNTY OF WESTCHESTER, STATE OF NEW YORK, TO FINANCE THE COSTS OF THE IMPROVEMENTS TO THE CITY'S SANITARY SEWER SYSTEM.**

**WHEREAS**, the Common Council of the City of White Plains (the "City"), a municipal corporation of the State of New York, located in the County of Westchester, determined that it is in the public interest of the City to authorize the financing of the costs of improvements to the City's sanitary sewer system, including the acquisition of any applicable equipment, machinery, apparatus, land and rights-in-land necessary therefor and any preliminary and incidental costs related thereto, at a total estimated cost not to exceed \$1,212,000, for which no funds have heretofore been appropriated or borrowed, all in accordance with the Local Finance Law;

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of White Plains, in the County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$1,212,000, pursuant to the Local Finance Law, in order to finance the costs of the improvements to the City's sanitary sewer system (the "Project").

Section 2. The Common Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project is not to exceed \$1,212,000, (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project, (c) the Common Council of the City plans to finance such costs of the Project from the proceeds of serial bonds authorized herein or bond anticipation notes issued in anticipation of the issuance of such serial bonds, (d) the maturity of the obligations authorized herein will be in excess of five (5) years, and (e) on or before

the expenditure of moneys to pay any costs for the Project, for which proceeds of any obligations authorized herein are to be applied to reimburse the City, the Common Council of the City took “official action” for federal income tax purposes to authorize capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose, or of a class of object or purpose, described in subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is thirty (30) years. The serial bonds authorized herein shall have a maximum maturity of thirty (30) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize the issuance of the serial bonds authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, including whether to issue such serial bonds having substantially level or declining annual debt service, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Commissioner of Finance, as the chief fiscal officer of the City. The Commissioner of Finance is hereby authorized to execute by manual or facsimile signature on behalf of the City, all serial bonds authorized herein and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the

Commissioner of Finance. In the absence of the Commissioner of Finance, the Deputy Commissioner of Finance is hereby authorized to exercise the powers delegated to the Commissioner of Finance by this bond ordinance.

Section 5. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published, together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law, in The Journal News, a newspaper having a general circulation in the City and, as a result thereafter, the validity of such serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or a class of object or purpose, for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of the publication of this bond ordinance, or such summary thereof, are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 6. The faith and credit of the City are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized herein as the same shall become due.

Section 7. The City hereby declares its intention to issue serial bonds as authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such

obligations, or any other funds of the City, and will not make any use of the Project which would cause the interest on such obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed on corporations by Section 55 of the Code), or subject the City to any penalties under Section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by Section 55 of the Code), or subject the City to any penalties under Section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of the serial bonds authorized herein or any other provisions hereof until the date which is sixty (60) days after the final maturity date of such serial bonds or an earlier prior redemption date thereof. The proceeds of the serial bonds authorized herein, and any bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be applied to reimburse expenditures or commitments made with regard to the Project on or after a date which is not more than sixty (60) days prior to the adoption date of this bond ordinance by the City. The City may expend general funds or other available moneys for the Project which shall be reimbursed from the proceeds of such obligations.

Section 8. Prior to the issuance of the serial bonds authorized herein, or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the Common Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance

proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the Common Council of the City covenants that it will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Common Council of the City that the Project will not have a significant impact or effect on the environment.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to the obligations under, Rule 15c2-12 promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934 (the “Rule”), to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City’s continuing disclosure agreement for that purpose, and thereby implement that agreement, including provisions for enforcement, amendment and termination, the Commissioner of Finance is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the “Commitment”), to be placed on file with the City Clerk and which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the Commissioner of Finance on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City’s

continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The Commissioner of Finance is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Commissioner of Finance shall consult with, as appropriate, its Corporation Counsel and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by its Corporation Counsel or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance shall take effect immediately upon its due adoption by the Common Council of the City.

Mr. Wolff seconded the motion.

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

Mr. Frei-Pearson asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City of White Plains to amend the Capital Projects Fund by establishing Capital Project No.SW5686, entitled "Miscellaneous Sanitary Sewer FY26."."

Unanimous consent granted.

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

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF  
WHITE PLAINS TO AMEND THE CAPITAL PROJECTS FUND BY  
ESTABLISHING CAPITAL PROJECT NO. SW5686, ENTITLED  
“MISCELLANEOUS SANITARY SEWER FY26”.**

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

Section 1. As part of a continuing program for Capital Improvements, the City’s Capital Projects Board has recommended the inclusion of miscellaneous sanitary sewer improvements in Fiscal Year 2025-2026. The Department of Public Works has identified plans and specifications for such work.

Section 2. The Mayor is hereby authorized to direct the Commissioner of Public Works to enter into various construction and engineering services contracts, as necessary, to complete the project. Said contracts shall be in a form approved by the Corporation Counsel.

Section 3. In order to provide the necessary funding for the project, the Mayor is also hereby authorized to direct the Budget Director to amend the Capital Projects Fund by establishing Capital Project No. **SW5686**, entitled “**Miscellaneous Sanitary Sewer FY26**,” with a budget as follows:

**REVENUES:**

SW5686-08810	Serial Bonds	<u>\$1,212,000</u>
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**EXPENDITURES:**

SW5686-4.005	Finance and Auditing	\$ 12,000
SW5686-8.206	Sanitary Sewer Reconstruction	<u>1,200,000</u>
		<u>\$1,212,000</u>

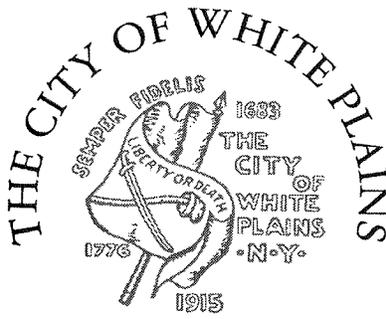
Section 4. The Mayor is hereby further authorized to direct the Commissioner of Finance to authorize the sale of serial bonds totaling \$1,212,000 and to advance funds for this project from the Sewer Fund, as necessary pending receipt of the bond proceeds, and to receive and disburse funds accordingly.

Section 5. This ordinance shall take effect immediately.

Mr. Wolff seconded the motion.

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

Communication from the Acting Corporation Counsel.



“THE BIRTHPLACE OF THE STATE OF NEW YORK”  
LAW DEPARTMENT

DOREEN RICH  
ACTING CORPORATION COUNSEL

t: 914.422.1241  
f: 914.422.1231

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

Submitted herewith is an ordinance authorizing the settlement of tax review proceedings brought on behalf of the owner of 3 Barker Avenue, White Plains, NY.

The Law Department has reviewed the proposed settlement with our Assessor, who recommends it. Based upon our review, it is my opinion that the settlement is appropriate and should be accepted. The location of the property involved, the reduction in assessed value, as well as the amount to be refunded, are set forth in the accompanying ordinance.

  
\_\_\_\_\_  
Doreen Rich  
Acting Corporation Counsel

Dated: February 24, 2026

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

Ms. Santiago asked unanimous consent to offer an ordinance entitled,  
“Ordinance authorizing the settlement of certain tax review proceedings .”

Unanimous consent granted.

Ms. Santiago moved adoption of the following Ordinance.

**AN ORDINANCE AUTHORIZING THE SETTLEMENT OF CERTAIN TAX REVIEW PROCEEDINGS.**

WHEREAS, proceedings were brought to review the assessed valuation of a premises in the City of White Plains; and

WHEREAS, the respective attorney for the petitioner has offered and agreed to settle and discontinue said proceedings on condition that the assessed valuations of said property be reduced and credits paid according to the following list in accordance with the applicable tax rate for said years with no interest thereon:

**3 Barker Avenue LLC  
3 Barker Avenue  
SBL: 125.67-1-2.1**

<u>Tax Year</u>	<u>Current Assessment</u>	<u>Proposed New Assessment</u>	<u>New Assessment Reduction</u>	<u>Proposed Amount of City Tax to be Refunded</u>
2024/25	\$ 182,000	\$ 176,000	\$ 6,000	\$ 1,465.08
2025/26	\$ 182,000	\$ 169,000	\$ 13,000	\$ 3,253.51

**Total: \$ 4,718.59**

WHEREAS, the county and sewer taxes and the school taxes should be payable by the county and school separately if collected and if the settlement is approved by the Supreme Court.

NOW, THEREFORE, the Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. The settlement of the aforesaid proceedings in the manner set forth above be and the same hereby is approved.

§2. The Commissioner of Finance, under the direction of the Corporation Counsel, be and is hereby authorized and directed to pay the amount of the refunds stated above, without interest to the petitioner or persons paying such tax or other levy in the manner provided by Section 726 of the Real Property Tax Law. All payments for current year taxes shall be payable from budget code A021-01110 and all payments for prior year's taxes shall be payable from budget code A021-4.201. Payment of the refunds authorized herein with respect to the aforementioned property is subject to the payment of any outstanding taxes due on that property, including any interest or penalties due thereon, or the Commissioner of Finance may apply such amount of the refunds authorized with respect to the aforementioned property to satisfy any outstanding taxes due on that property, including any interest or penalties due thereon.

§3. The Mayor is hereby further authorized to direct the Commissioner of Finance to receive and disburse funds accordingly.

§4. This ordinance shall take effect immediately.

Mr. Frei-Pearson seconded the motion.

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

Communication from Commissioner of Public Works.



## DEPARTMENT OF PUBLIC WORKS

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

JUSTIN C. BRASCH  
MAYOR

STEFANIA A. MIGNONE  
COMMISSIONER

JOSEPH 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

**Farmers Market -Wednesdays, April 22, 2026 – November 25, 2026, 6:00am – 5:00pm.**

Event Time: 8:30am – 3:00pm

Description: Farmers and various vendors visit White Plains each Wednesday to sell their produce and products to the public.

Street to be closed: Court Street between Main Street and Martine Avenue between 6:00am – 5:00pm.

**Rock the Block – Wednesdays, May 20, 2026, June 17, 2026, July 15, 2026, and August 19, 2026, 1:30pm – 11:00pm. White Plains BID**

**Rain dates: June 24, 2026 and August 26, 2026**

Event Time: 5:30pm-9:30pm

Description: Monthly concerts featuring various genres of music on Mamaroneck Ave on Showmobile stage, two bands to perform nightly

Location: Mamaroneck Avenue between Maple Avenue and East Post Road

Additional: Restaurants permitted to set-up tables and sell food/alcohol

Street to be closed: Mamaroneck Avenue between Maple Avenue and East Post Road between 1:30pm – 11:00pm.

**Memorial Day Parade -Monday, May 25, 2026, 8:30am – 1:00pm - City of White Plains**

Event Time: 8:30am – 1:00pm

Description: March from Church Street and Main Street to White Plains Rural Cemetery.

Location: Church Street to White Plains Rural Cemetery

Streets to be closed: Intermittent closures: Church Street, Main Street, N. Broadway between Main Street to Rural Cemetery between 8:30am – 1:00pm.

**Pride Day Celebration – Sunday, June 7, 2026, 7:00am – 9:00pm - The Loft LGBT Community Service Center**

Event Time: 11:00am – 5:00pm

Description: LGBTQ Pride Festival featuring entertainment, vendors and food trucks. Showmobile stage on Court Street. Renaissance Plaza Park will be used for flag raising, non-profit vendors and exhibits.

Streets to be closed: Court Street between Main Street and Martine Avenue between 7:00am – 9:00pm.

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**Soccer Fest Parade of Flags and Opening Ceremony – Thursday June 11, 2026, 3:00pm-11:00pm**

Event Time: 6:45pm – 8:00pm

Description: Parade of flags featuring flags of all participating nations. Showmobile stage stage on Court Street. Musical performances and soccer demonstrations on Showmobile.

Streets to be closed: Court Street between Main Street and Martine Avenue between 3:00pm – 11:00 pm including set up and breakdown.

**Juneteenth Parade – Saturday, June 13, 2026, 6:00am – 7:00pm – White Plains Juneteenth Heritage Committee**

Event Time: Parade begins at 11:00am. Parade Route closure: 9:00am – 2:00pm, Festival begins at Noon.

Description: Parade to be followed by Festival: Entertainment on Showmobile, food cultural vendors and children’s activities. Renaissance Plaza will be used for flag raising, non-profit vendors and exhibits.

Streets to be closed: Mamaroneck Avenue from Dekalb Avenue to Main Street, Main Street from MLK Blvd to N. Broadway. Festival: Court Street between Main Street and Martine Avenue. Court Street Closure: 6:00am - to 7:00pm.

**Soccer Fest Block Party – Sunday, June 14, 2026, 7:00am – 12:00am**

Event Time: 8:00am – 11:00pm

Description: Festival featuring outdoor screens broadcasting soccer tournament matches, hands on activities, live music and entertainment.

Streets to be closed: Mamaroneck Avenue between E. Post Road and Maple Avenue between 7:00am -12:00am.

**Puerto Rican Street Festival – Saturday, June 20, 2026, 9:00am – 10:00pm - White Plains Puerto Rican Cultural Committee**

Event Time: 1:00pm – 7:00pm

Description: Festival featuring entertainment, artists, vendors and food trucks. Showmobile stage on Court Street. Renaissance Plaza Park will be used for flag raising, vendors and exhibits.

Streets to be closed: Court Street between Main Street and Martine Avenue between 9:00am – 10:00pm.

**Soccer Fest Watch Party – Saturday, June 27, 2026, 11:00am – Sunday June 28, 2026, 3:00am**

Event Time: Saturday, June 27, 2026, 4:00pm – Sunday June 28, 2026, 1:00am

Description: Soccer Watch Party with huge screen to watch the games.

Streets to be closed: Mamaroneck Avenue between Maple Avenue and East Post Road between 11:00am – 3:00am.

**Soccer Fest Watch Party – Saturday, July 11, 2026, 9:00am – 2:00am**

Event Time: 12:00pm – 11:00pm

Description: Soccer Watch Party with huge screen to watch the games.

Streets to be closed: Mamaroneck Avenue between Maple Avenue and East Post Road between 9:00am – 2:00am.

The sponsoring agency will secure insurance for each event.

We ask that the Common Council waive all the deposits and permit fees for the Department of Public Works, Building Department and Public Safety Department.

The Department of Public Works has no objection to the concept of these affairs if offered in good taste and with proper consideration given to the convenience and safety of pedestrians, shoppers and the general public.

Respectfully submitted,

  
Stefania Mignone  
Commissioner of Public Works

February 11, 2026

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

Ms. Santiago

Ms. Santiago asked unanimous consent to offer an ordinance entitled,  
“Ordinance of the Common Council of the City of White Plains authorizing the closure  
of certain portions of public streets for various events and celebrations taking place in  
2026.”

Unanimous consent granted.

Ms. Santiago moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE CLOSURE OF CERTAIN PORTIONS OF PUBLIC STREETS FOR VARIOUS EVENTS AND CELEBRATIONS TAKING PLACE IN 2026.**

WHEREAS, the City of White Plains is sponsoring the following events that will require street closures.

NOW, THEREFORE, the Common Council of the City of White Plains hereby ordains and enacts as follows:

Section 1. The following portion(s) of public streets shall be closed for the purposes as set forth herein:

A. The White Plains Farmers Market, which will be held on Wednesdays from April 22, 2026 through November 25, 2026 from 6 a.m. until 5 p.m.; the street to be closed will be Court Street between Main Street and Martine Avenue.

B. Rock the Block Summer Concert Series sponsored by the White Plains BID, which will be held on Wednesdays, May 20, 2026, June 17, 2026, July 15, 2026 and August 19, 2026 from 1:30 p.m. until 11:00 p.m.; the street to be closed will be Mamaroneck Avenue between Maple Avenue and East Post Road with restaurants permitted to set up tables for the sale of food and alcohol.

C. Memorial Day Parade, Monday, May 25, 2026, from 8:30 a.m. until 1 p.m.; streets to be intermittently closed will be Church Street at Main Street; Main Street to North Broadway; and North Broadway to the White Plains Rural Cemetery.

D. Pride Day Celebration sponsored by The Loft LGBT Community Service Center, Sunday June 7, 2026, from 7:00 a.m. until 9:00 p.m. featuring Showmobile stage on Court Street, entertainment, vendors and food trucks; streets to be closed

will be Court Street between Main Street and Martine Avenue with Renaissance Plaza Park used for flag raising, non-profit vendors and exhibits.

E. Soccer Fest Parade of Flags and Opening Ceremony, Thursday June 11, 2026 from 3:00 p.m. until 11:00 p.m. featuring Showmobile on Court Street, musical performances and soccer demonstrations; street to be closed will be Court Street between Main Street and Martine Avenue.

F. Juneteenth Parade, Sponsored by the White Plains Juneteenth Heritage Committee, Saturday June 13, 2026 from 6:00 a.m. until 7:00 p.m. featuring the Showmobile, cultural food vendors and children's activities with flag raising non-profit vendors and exhibits on Renaissance Plaza Park; streets to be intermittently closed from 9:00 am until 2:00 p.m. will be Mamaroneck Avenue from DeKalb Avenue to Main Street, Main Street from Dr. Martin Luther King Jr. Blvd. to N. Broadway with a closure for the festival on Court Street between Main Street and Martine Avenue.

G. Soccer Fest Block Party, Sunday June 14, 2026 from 7:00 a.m. until Monday, June 15, 2026 at 12:00 a.m. featuring live music, entertainment, broadcast of soccer tournament and hands on activities; street to be closed will be Mamaroneck Avenue between East Post Road and Maple Avenue.

H. Puerto Rican Street Festival, Saturday June 20, 2026 from 9:00 a.m. until 10:00 p.m. featuring entertainment, artists, vendors, food trucks and Showmobile on Court Street; street to be closed will be Court Street between Main Street and Martine Avenue with Renaissance Plaza park used for flag raising, vendors and exhibits.

I. Soccer Fest Watch Party, Saturday June 27, 2026 to Sunday June 28, 2026 from 11:00 a.m. Saturday until 3:00 a.m. Sunday and Saturday July 11, 2026 from; street to be closed will be Mamaroneck Avenue between Maple Avenue and East Post Road.

J. Soccer Fest Watch Party, Saturday July 11, 2026 from 9:00 a.m. until Sunday July 12 at 2:00 a.m.; street to be closed will be Mamaroneck Avenue between Maple Avenue and East Post Road.

Section 2. The aforementioned street closing times shall also be as consistent with the schedule as deemed practicable by the City's Department of Public Safety.

Section 3. The sponsoring agency will secure insurance for each event. The White Plains BID will also secure insurance for its respective events and will notify the local businesses affected by the street closures.

Section 4. Any fee or deposit(s) for the issuance of sidewalk obstruction permits to the sponsors, as may be required by an ordinance establishing Rules and Regulations for Sidewalks, Curbs and Driveways and Controlling Street Openings and Street Obstructions, shall be hereby waived for the aforementioned events as well as those fees and deposits required by the Departments of Building and Public Safety. The sponsors shall supply the Commissioner of Public Works with the appropriate policies for their respective events.

Section 5. Appropriate parking restrictions shall be enforced by the Departments of Public Safety and Parking as necessary during the temporary closure of the affected streets.

Section 6. This ordinance shall take effect immediately

Mr. Frei-Pearson seconded the motion.

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

Communication from Commissioner of Public Works.



**DEPARTMENT OF PUBLIC WORKS**

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

**JUSTIN C. BRASCH**  
MAYOR

**STEFANIA A. MIGNONE**  
COMMISSIONER

**JOSEPH 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**

Submitted herewith for your consideration is an ordinance authorizing the Commissioner of Public Works to enter into a five (5) year contract on behalf of The City of White Plains, with the County of Westchester, whereby the City will provide snow and ice control services on 17.11 miles of County Roads within the City limits during the period from October 1, 2025 through September 30, 2030, the costs of which will be partially reimbursed by the County of Westchester.

We consistently receive the highest level of reimbursement funding that the County offers, as our salt storage and application rates are in compliance with the recommendations of the “208 Water Quality Program Incentive,” as referenced in the agreement.

The first year reimbursement rates in the agreement are as follows:

- \$5,030.00 per mile for 2 lane roads
- \$6,540.00 per mile for 3 lane roads
- \$7,327.00 per mile for 4 lane roads

Based on these rates, the first year reimbursement shall be \$114,199.67.

After the first year, the rates shall be increased annually by the allowable levy growth factor (tax cap) as defined in Chapter 97 of the New York State Laws of 2011, calculated by the using the County’s fiscal year (calendar).

Respectfully submitted,

  
Stefania Mignone  
Commissioner of Public Works

February 11, 2026

“THE BIRTHPLACE OF THE STATE OF NEW YORK”

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

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

Ms. Santiago asked unanimous consent to offer an ordinance entitled,  
“Ordinance of the Common Council of the City of White Plains authorizing the execution  
of an agreement with the County of Westchester for snow and ice removal on County  
Roadways .”

Unanimous consent granted.

Ms. Santiago moved adoption of the following Ordinance.

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS  
AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE COUNTY OF  
WESTCHESTER FOR SNOW AND ICE REMOVAL ON COUNTY ROADWAYS.

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

**Section 1.** The Commissioner of Public Works is authorized to execute an agreement between The City of White Plains (the “City”) and the County of Westchester (the “County”) whereby the City would agree to remove snow and ice from County roadways within the City. In consideration of the services to be provided by the City, the City would be paid as follows:

With compliance with the County 208 Water Quality Program

\$5,030 per mile for 2 lane roads  
\$6,540 per mile for 3 lane roads  
\$7,327 per mile for 4 lane roads

Without compliance with the County 208 Water Quality Program

\$3,257 per mile for 2 lane roads  
\$4,296 per mile for 3 lane roads  
\$4,748 per mile for 4 lane roads

Such rates would be applicable for the 2025/2026 season, with increases in subsequent years in accordance with the allowable growth factor defined in Chapter 97 of the Laws of 2011 (the “tax cap”), calculated using the County’s fiscal year. The term of the agreement shall commence October 1, 2025 and terminate September 30, 2030. Such agreement shall be subject to the approval of the Corporation Counsel.

**Section 2.** The Agreement may contain provisions whereby the City agrees to indemnify and hold harmless the County, which provisions shall be in a form approved by the Corporation Counsel.

**Section 3.** This Ordinance shall be effective as of October 1, 2025.

Mr. Frei-Pearson seconded the motion.

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

Communication from the Commissioner of Public Safety.



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

WADE C. HARDY  
 Commissioner  
 (914) 422-6350

JUSTIN C. BRASCH  
 Mayor  
 (914) 422-1200

JOSEPH P. CASTELLI  
 Deputy Commissioner  
 (914) 422-6230

DANIEL M. McMAHON  
 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**

Submitted herewith for adoption is an ordinance authorizing the Mayor to execute an agreement with the County of Westchester for the City to provide transportation of prisoners to and from the County’s corrections facility (the “County Jail”) for 2026 and 2027.

The City Police Department transports individuals to the County Jail after arrest, as well as to and from court appearances. This agreement would be a continuation of a long-standing relationship between the City and the County to provide this service.

In the proposed 2026-2027 agreement, the City would be paid a fee for each round trip to and from the County Jail based upon the number of officers needed for the round trip, as follows:

	<u>2026</u>	<u>2027</u>
Two officers	\$283.00	\$293.00
Three officers	\$424.00	\$440.00
Four officers	\$565.00	\$587.00

The contract between the City and the County would also require the City to indemnify and hold harmless the County. It is recommended that the proposed ordinance be adopted by the Common Council.

Respectfully,

Wade C. Hardy  
 Commissioner of Public Safety  
 Dated: February 6, 2026

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

Ms. Santiago asked unanimous consent to offer an ordinance entitled,  
“Ordinance authorizing the City to enter into an agreement with the County of  
Westchester for prisoner transportation services.”

Unanimous consent granted.

Ms. Santiago moved adoption of the following Ordinance.

**AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE COUNTY OF WESTCHESTER FOR PRISONER TRANSPORTATION SERVICES.**

**WHEREAS**, at the request of the County of Westchester (the “County”), the City of White Plains (“City”) Police Department (the “Department”) provides, and has in the past provided, transportation of prisoners to and from the Westchester County Correction Facility in Valhalla, New York (the “County Jail”) to local courts for court appearances; and

**WHEREAS**, the last agreement between the City and the County for the Transportation Services expired on December 31, 2025; and

**WHEREAS**, the Department has proposed that the City enter into a new agreement with the County to provide these services for calendar years 2026 and 2027 in consideration of payment to the City of per-round-trip rates as follows

	<u>2026</u>	<u>2027</u>
1 Police Officer	\$283.00	\$293.00
2 Police Officers	\$424.00	\$440.00
3 Police Officers	\$565.00	\$587.00

with a “round trip” being defined as: (1) for transportation to the County Jail subsequent to arrest - 1 round trip; (2) for transportation from County Jail to local court; no return - 1 round trip; (3) for transportation from County Jail to local court; remand to County Jail, - 2 round trips (the “Agreement”).

**NOW, THEREFORE**, the Common Council of the City of White Plains hereby ordains and enacts as follows:

**Section 1.** The Mayor or his designee is authorized to execute on behalf of the City the Agreement, which Agreement shall be in a form approved by the Corporation Counsel.

**Section 2.** The New Agreement may provide for indemnification by the City in favor the County, the form of which shall be subject to the approval of the Corporation Counsel.

**Section 3.** This ordinance shall take effect as of January 1, 2026.

Mr. Frei-Pearson seconded the motion.

Adopted by the following roll call vote: Mr. Frei-Pearson, , Ms. Presser, Mrs. Alicea-Santiago, Ms. Simmons, 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

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JUSTIN C. BRASCH  
MAYOR

FRANK WILLIAMS, JR., Ph.D.  
EXECUTIVE DIRECTOR  
ELIZABETH ALMONTE, MBA  
DEPUTY DIRECTOR

February 17, 2026

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The City of White Plains Youth Bureau is proposing a 3.0% fee increase to our fee based programs: The After School Connection and Before School Programs including Vacation Camps, Summer Camps to include Bits & Pieces Tutorial Summer Camp and the Middle School STEM Camp for the 2026/27 fiscal year. Attached is the proposed fee schedule for Fiscal Year 2026/27.

I am requesting that the Common Council authorize the proposed fee increases for the 2026/27 fiscal year.

Respectfully submitted,

Frank Williams, Jr.  
Director, Youth Bureau

Mr. Wolff moved that it/they be filed and spread in full upon the minutes.  
Ms. Simmons seconded the motion.  
Carried.

The Mayor granted the pleasure of the floor to Director of the Youth Bureau,  
Frank Williams.

Mr. Wolff asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City of White Plains establishing and approving a fee schedule for various programs and camps organized and operated by the Youth Bureau for Fiscal Year 2026-2027."

Unanimous consent granted.

Mr. Wolff moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS ESTABLISHING AND APPROVING A FEE SCHEDULE FOR VARIOUS PROGRAMS AND CAMPS ORGANIZED AND OPERATED BY THE YOUTH BUREAU FOR FISCAL YEAR 2026-2027.**

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

**Section 1.** The below listed fees for various Youth Bureau programs and camps for Fiscal

Year 2026-2027 are hereby approved:

<b><u>Program</u></b>	<b><u>FY 2026–2027 Fees</u></b>
<u>After School Connection Monthly Fees</u>	
Full Fee	\$424.00
Scholarship Fee	\$261.00
Sibling Discount (2 <sup>nd</sup> Child)	\$324.00
Sibling Discount (3 <sup>rd</sup> Child)	\$304.00
Extended Day Fee (6:00-6:30 pm)	\$57.00
Late fee	\$23.00
Vacation Camp (4 Days)	\$322.00
<u>Before School Program Monthly Fee</u>	
	\$237.00
<u>Bits N’ Pieces Summer Camp (6 weeks)</u>	
Full Fee	\$1,145.00
Scholarship Fee	\$720.00
Weekly Extended Day Fee (5:00–5:30 pm)	\$35.00
<u>Middle School Summer STEM Camp (6 weeks)</u>	
Full Fee	\$907.00
Scholarship Fee	\$545.00

**Section 2.** This ordinance shall take effect July 1, 2026.

Ms. Simmons seconded the motion.

Adopted by the following roll call vote: Mr. Caruso, Mr. Frei-Pearson, , Ms. Presser, Mrs. Alicea-Santiago, Ms. Simmons, 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

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JUSTIN C. BRASCH  
MAYOR

FRANK WILLIAMS, JR., Ph.D.  
EXECUTIVE DIRECTOR  
ELIZABETH ALMONTE, MBA  
DEPUTY DIRECTOR

February 10, 2026

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The White Plains Youth Bureau would like to enter into a contract with Gwendolyn D. Lymon to provide services as the ROSEBuds Coordinator for the Youth Bureau's Social Justice for Youth Program. The contract period will be February 01, 2026 to December 31, 2026 and the total compensation for the performance of all such services shall not exceed Ten Thousand dollars (\$10,000) paid at Fifty Dollars per hour of service for a total of 200 hours. Funds for this contract is allocated in the Invest In Kids, Social Justice for Youth grant (SJY26). I am requesting that the Mayor or his designee be authorized to enter into contract with Gwendolyn D. Lymon to provide these services.

Respectfully submitted,

Frank Williams, Jr.  
Director, Youth Bureau

Mr. Wolff moved that it/they be filed and spread in full upon the minutes.  
Ms. Simmons seconded the motion.  
Carried.

Mr. Wolff asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City of White Plains authorizing the execution of an agreement with Gwendolyn D. Lymon to coordinate the Youth Bureau's ROSEbuds Program."

Unanimous consent granted.

Mr. Wolff moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH GWENDOLYN D. LYMON TO COORDINATE THE YOUTH BUREAU'S ROSEBUDS 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 enter into an agreement on behalf of the City of White Plains with Gwendolyn D. Lymon to serve as the coordinator for the ROSEBuds Program in connection with the Youth Bureau's Social Justice for Youth Program.

**Section 2.** Such agreement shall extend from February 1, 2026 through and including December 31, 2026. The total amount payable pursuant to such agreement shall not exceed \$10,000.00 paid at a rate of \$50.00 per hour. Such agreement shall be in a form approved by the Corporation Counsel.

**Section 3.** The Commissioner of Finance is hereby authorized to expend sufficient funds to pay for the above services from various grants within the Youth Development Grant Fund.

**Section 4.** This ordinance shall take effect as of February 1, 2026.

Ms. Simmons seconded the motion.

Adopted by the following roll call vote: Mr. Caruso, Mr. Frei-Pearson, , Ms. Presser, Mrs. Alicea-Santiago, Ms. Simmons, 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

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JUSTIN C. BRASCH  
MAYOR

FRANK WILLIAMS, JR., Ph.D.  
EXECUTIVE DIRECTOR  
ELIZABETH ALMONTE, MBA  
DEPUTY DIRECTOR

February 18, 2026

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The White Plains Youth Bureau would like to enter into a contract with North American Family Institute to conduct a Youth Police Initiative (YPI) program. This program will strengthen the relationship between the youth and police officers. The contract period is March 23, 2026 to March 27, 2026. The total compensation for the performance of all such services shall not exceed Fifteen Thousand dollars (\$15,000). I am requesting that the Mayor or his designee be authorized to enter into contract with North American Family Institute to provide these services.

Respectfully submitted,

Frank Williams, Jr.  
Director, Youth Bureau

Mr. Wolff moved that it/they be filed and spread in full upon the minutes.  
Ms. Simmons seconded the motion.  
Carried.

Mr. Wolff asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City of White Plains authorizing the execution of an agreement with North American Family Institute, Inc. in connection with the Youth Bureau's Youth Police Initiative Program ."

Unanimous consent granted.

Mr. Wolff moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF  
WHITE PLAINS AUTHORIZING THE EXECUTION OF AN AGREEMENT  
WITH NORTH AMERICAN FAMILY INSTITUTE, INC. IN CONNECTION  
WITH THE YOUTH BUREAU'S YOUTH POLICE INITIATIVE PROGRAM**

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

**Section 1.** The Executive Director of the Youth Bureau and the Commissioner of Public Safety are authorized to execute on behalf of the City an agreement with North American Family Institute, Inc. to conduct a Youth Police Initiative program. The program is sponsored and funded by the Youth Bureau and Department of Public Safety.

**Section 2.** The period of performance shall be March 23, 2026 to March 27, 2026 and the compensation shall not exceed \$15,000.00 payable in equal shares by the Youth Bureau and the Department of Public Safety, provided that the Youth Bureau share may be paid by Friends of the White Plains Youth Bureau, Inc.

**Section 3.** The agreement shall be in a form approved by the Corporation Counsel.

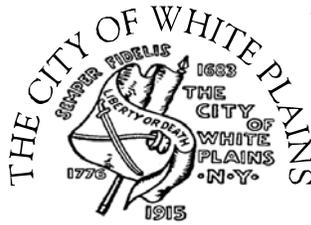
**Section 4.** This ordinance shall take effect immediately.

Ms. Simmons seconded the motion.

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

Communication from the Commissioner of Recreation and Parks.

**JUSTIN C. 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 MEMBERS OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS:**

Submitted herewith for your approval is an ordinance authorizing the Mayor to enter into an agreement with American Red Cross as a license training provider agreement for training materials and curriculum and to deliver instruction in Red Cross training courses

The agreement will be for the period of three years, March 2, 2026 to March 2 2029.

*Beth Bricker*

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Beth Bricker, Commissioner of Recreation & Parks

Dated: February 11, 2026

**“THE BIRTHPLACE OF THE STATE OF NEW YORK”**  
<http://www.cityofwhiteplains.com>

Ms. Simmons moved that it/they be filed and spread in full upon the minutes.  
Mr. Caruso seconded the motion.  
Carried.

Ms. Simmons asked unanimous consent to offer an ordinance entitled,  
“Ordinance of the Common Council of the City of White Plains authorizing the execution  
of an agreement with the American Red Cross.”

Unanimous consent granted.

Ms. Simmons moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE AMERICAN RED CROSS.**

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

**Section 1.** The Mayor is hereby authorized to enter into an agreement (the “Agreement”) between The City of White Plains and the American Red Cross (the “Red Cross”) to permit the City to use Red Cross training materials and deliver instruction in Red Cross training courses.

**Section 2.** The term of the Agreement shall be three (3) years, and the City shall be required to pay Red Cross fees based on the annual volume of enrollees as well as the type of training course offered. The Agreement shall be in a form approved by the Corporation Counsel.

**Section 3.** This ordinance shall take effect immediately.

Mr. Caruso seconded the motion.

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

Communication from the Commissioner of Recreation and Parks.

**JUSTIN C. 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 MEMBERS OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS:**

Submitted herewith for your approval is an ordinance authorizing the Mayor to enter into an agreement with the White Plains City School District to license space at the Ebersole Ice Rink located at Delfino Park, 110 Lake Street, White Plains, NY 10601 to maintain an existing trailer used as a locker room and storage of hockey equipment for White Plains High School. The agreement would also permit the School District to make improvements to the existing trailer and the areas around the trailer to improve access to the rink.

The license agreement will be for the period of October 1, 2025 to September 30, 2028 and may be extended for two one-year periods by the Commissioner of Recreation & Parks.

*Beth Bricker*

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Beth Bricker, Commissioner of Recreation & Parks

Dated: February 11, 2026

**“THE BIRTHPLACE OF THE STATE OF NEW YORK”**  
<http://www.cityofwhiteplains.com>

Ms. Simmons moved that it/they be filed and spread in full upon the minutes.  
Mr. Caruso seconded the motion.  
Carried.

Ms. Simmons asked unanimous consent to offer an ordinance entitled,  
“Ordinance of the Common Council of the City of White Plains authorizing the execution  
of a license agreement with the White Plains City School District to maintain a trailer at  
Ebersole Ice Rink.”

Unanimous consent granted.

Ms. Simmons moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT WITH THE WHITE PLAINS CITY SCHOOL DISTRICT TO MAINTAIN A TRAILER AT EBERSOLE ICE RINK.**

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

**Section 1.** The Mayor is hereby authorized to enter into a license agreement (the “Agreement”) between The City of White Plains and the White Plains City School District (the “Licensee”) for the Licensee to maintain a trailer to use as a locker room and for equipment storage at Ebersole Ice Rink, as well as to allow the Licensee to make improvements to such trailer and areas surrounding the trailer to improve access to the Rink.

**Section 2.** The term of the Agreement shall be three (3) years commencing October 1, 2025 and terminating September 30, 2028. The Agreement shall be in a form approved by the Corporation Counsel.

**Section 3.** The adoption of this ordinance and the execution of the Agreement constitutes a Type II Action pursuant to Section 617.5(c)(2)(10) and (21) of Title 6 of the New York Codes, Rules and Regulations and, as such, no further environmental review is required.

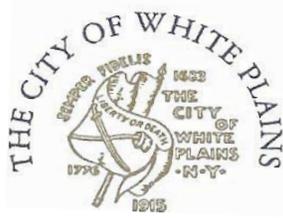
**Section 4.** This ordinance shall take effect immediately.

Mr. Caruso seconded the motion.

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

Communication from the Commissioner of Parking.

JUSTIN C. BRASCH  
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 AND COMMON COUNCIL  
OF THE CITY OF WHITE PLAINS**

**Re: Renewal of Hardware and Software Warranty Contract for Multispace Meters**

The Department of Parking currently has 156 Digital Luke multispace meters in the City's Municipal Parking System, including at the White Plains Center Garage. The Department has previously entered into annual hardware and software agreements with Integrated Technical Systems, Inc., the sole regional provider of the Digital Luke multispace meters.

The new proposed agreement will be for the period of November 17, 2025 through November 16, 2026 at a fee of \$127,569.00. The funding for this agreement is provided within the FY 25/26 Department of Parking and White Plains Center Garage Operating Budgets.

I request that the Mayor and Common Council approve the proposed agreement and expenditure of funds as described above.

Respectfully submitted,

Kevin P. Livingston, Commissioner  
CWP – Department of Parking

Dated: February 6, 2026

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

Mr. Caruso asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City of White Plains authorizing the execution of an agreement with Integrated Technical Systems, Inc. pertaining to the maintenance of the multispace meters in the City's Municipal Parking System. "

Unanimous consent granted.

Mr. Caruso moved adoption of the following Ordinance.

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS  
AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH INTERGRATED  
TECHNICAL SYSTEMS, INC. PERTAINING TO THE MAINTENANCE OF THE  
MULTISPACE METERS IN THE CITY'S MUNICIPAL PARKING SYSTEM.

WHEREAS, the City of White Plains Parking Department currently has 156 multi-space meters in use throughout the City's Municipal Parking System; and

WHEREAS, as part of the Department of Parking's ongoing operations, it had previously entered into hardware and software warranty agreements with Integrated Technical Systems, Inc. (the "Contractor"); and

WHEREAS, the Department of Parking is now requesting the Common Council's approval to enter into an agreement with the Contractor for hardware and software warranties for the period through November 17, 2025 through November 16, 2026, in consideration of payment to the Contractor of One Hundred Twenty-Seven Thousand Five Hundred Sixty-Nine and 00/100 Dollars (\$127,569.00) (the "Agreement"); and

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

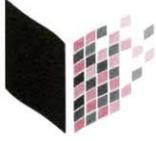
Section 1. The Common Council of the City of White Plains hereby authorizes the Mayor or his authorized representative execute the Agreement, which Agreement shall be in a form approved by the Corporation Counsel.

Section 2. This ordinance shall take effect as of November 17, 2025

Council President Presser seconded the motion.

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

Communication from the Director of the White Plains Public 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**

As one of the remaining 1,300 Carnegie Libraries, the White Plains Public Library has been awarded a grant in the amount of \$10,000 from Carnegie Corporation of New York, effective January 16, 2026 free from any conditions or expectations. The Library plans to use these funds to launch a new website and associated online services.

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:**

L001-06275 - Contributions \$10,000

**Increase Expenditures:**

L002-3.022 - Software \$10,000

Submitted is an ordinance authorizing the White Plains Public Library to accept this grant from the Carnegie Corporation of New York, and authorizing the Budget Director to amend the FY2025-2026 Library fund Budget by \$10,000. The ordinance also authorizes the Commissioner of Finance to receive and disburse funds accordingly.

Thank you,

Respectfully Submitted,

Laura Eckley  
Library Director

Dated: February 13, 2026

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

Mr. Caruso asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City of White Plains authorizing the acceptance of a grant from Carnegie Corporation of New York and amending the FY 2025-2026 Library Fund Budget."

Unanimous consent granted.

Mr. Caruso moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE ACCEPTANCE OF A GRANT FROM CARNEGIE CORPORATION OF NEW YORK AND AMENDING THE FY 2025-2026 LIBRARY FUND BUDGET**

WHEREAS, the White Plains Public Library was awarded a grant from the Carnegie Corporation of New York in the amount of \$10,000, which the Library intends to use to launch a new website and associated online services.

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

Section 1. The Library Director is hereby authorized to execute the documents necessary to accept the grant from the Carnegie Corporation of New York, which documents shall be in a form approved by the Corporation Counsel.

Section 2. The Mayor is hereby authorized to direct the Budget Director to amend the Fiscal Year 2025-2026 Library Fund Budget as follows:

**INCREASE REVENUES:**

L001-06275	Contributions	<u>\$ 10,000</u>
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**INCREASE APPROPRIATIONS:**

L002-3.022	Software	<u>\$ 10,000</u>
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Section 3. The Mayor is further authorized to direct the Commissioner of Finance to advance funds from the General Fund pending receipt of the grant funds, and to receive and disburse the funds accordingly.

Section 4. This ordinance shall take effect immediately.

Council President Presser seconded the motion.

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

Communication from the Deputy Commissioner of Planning.



**PLANNING DEPARTMENT**

70 Church Street, White Plains, New York 10601  
(914) 422-1300 Fax: (914) 422-1301  
E-Mail: [Planning@whiteplainsny.gov](mailto:Planning@whiteplainsny.gov)

JUSTIN C. BRASCH  
MAYOR

CHRISTOPHER N. GOMEZ, AICP  
COMMISSIONER

JUDITH MEZEY  
DEPUTY COMMISSIONER

To: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: ORDINANCE AUTHORIZING AN AGREEMENT WITH ARTSWESTCHESTER FOR  
PERMISSION TO HAVE THE ARTSMOBILE PRESENT AT WP SOCCER FEST EVENT

Submitted, herewith, for your review and approval, is an ordinance authorizing the Mayor or designee to enter into an agreement with ArtsWestchester to have the ArtsMobile present at WP Soccer Fest event on June 11 from 5:00 to 8:00 PM at Library Plaza.

WP Soccer Fest is a dynamic array of events planned in Downtown White Plains celebrating the global soccer tournament. WP Soccer Fest is funded through a grant from Market New York Grant Funds through Round 15 of the Regional Economic Development Council (REDC) Initiative and sponsorships.

The ArtsMobile will provide an opportunity for event participants to create decorative flags to be used in the WP Soccer Flag Parade that same evening.

There is no cost associated with the agreement, but a "hold harmless" waiver is required.

Dated: February 10, 2026

Judith Mezey, Deputy Commissioner of Planning

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

Mr. Caruso asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City of White Plains authorizing the execution of an agreement with ArtsWestchester to provide the Artsmobile for the City's WP Soccer Fest Event."

Unanimous consent granted.

Mr. Caruso moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH ARTSWESTCHESTER TO PROVIDE THE ARTSMOBILE FOR THE CITY'S WP SOCCER FEST EVENT.**

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 execute an agreement with ArtsWestchester to provide the Artsmobile at the White Plains Library Plaza for the City's WP Soccer Fest event on June 11, 2026 from 5:00pm to 8:00pm at no cost to the City.

**Section 2.** Such agreement may provide for the indemnification of ArtsWestchester and shall be in a form approved by the Corporation Counsel.

**Section 3.** This ordinance shall take effect immediately.

Council President Presser seconded the motion.

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

Communication from the Deputy Commissioner of Planning.



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JUDITH MEZEY  
DEPUTY COMMISSIONER

To: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: ORDINANCE AUTHORIZING A LEASE AGREEMENT FOR A GIANT SCREEN FOR WHITE PLAINS SOCCER FEST

Submitted, herewith, for your review and approval, is an ordinance authorizing the Mayor or designee to enter into a lease agreement with Musco Sports Lighting for the rental of a giant screen trailer for WP Soccer Fest on June 14, June 27, and July 19 2026.

WP Soccer Fest is a dynamic array of events planned in downtown White Plains celebrating the global soccer tournament in June and July 2026. On June 14, June 27, and July 19 WP Soccer Fest will hold watch parties with a giant screen to view the soccer tournament. The screen is the centerpiece of the WP Soccer Fest block party.

WP Soccer Fest is funded through a grant from Market New York Grant Funds through Round 15 of the Regional Economic Development Council (REDC) Initiative and sponsorships.

Dated: February 10, 2026

Judith Mezey, Deputy Commissioner of Planning

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

Mr. Caruso asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City of White Plains authorizing the execution of an agreement with Musco Sports Lighting LLC to provide a screen trailer for the City's WP Soccer Fest Event."

Unanimous consent granted.

Mr. Caruso moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH MUSCO SPORTS LIGHTING LLC TO PROVIDE A SCREEN TRAILER FOR THE CITY'S WP SOCCER FEST EVENT.**

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 execute an agreement with Musco Sports Lighting, LLC (the "Contractor") to rent to the City a screen trailer for the City's WP Soccer Fest event on June 14, 2026, June 27, 2026 and July 11, 2026 in consideration of payment by the City of Thirty-Six Thousand and 00/100 Dollars (\$36,000.00).

**Section 2.** Such agreement may provide for the indemnification of the Contractor and shall be in a form approved by the Corporation Counsel.

**Section 3.** This ordinance shall take effect immediately.

Council President Presser seconded the motion.

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

Communication from the Deputy Commissioner of Planning.



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COMMISSIONER

JUDITH MEZEY  
DEPUTY COMMISSIONER

To: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL  
SUBJECT: ORDINANCE AUTHORIZING THE ACCEPTANCE OF SPONSORSHIPS FOR WP SOCCER FEST

Submitted, herewith, for your review and approval, is an ordinance authorizing the Mayor or designee to accept sponsorship contributions in support of WP Soccer Fest.

WP Soccer Fest is a dynamic array of events planned in downtown White Plains celebrating the global soccer tournament in June and July 2026. WP Soccer Fest is funded through a grant from Market New York Grant Funds through Round 15 of the Regional Economic Development Council (REDC) Initiative and sponsorships.

The following sponsorship offers have been received:

- White Plains Hospital, \$50,000
- Leros Point to Point, \$5,000
- White Plains Library Foundation, \$1,000

Dated: February 10, 2026

Judith Mezey, Deputy Commissioner of Planning

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

Mr. Caruso asked unanimous consent to offer an ordinance entitled, "Ordinance of the Common Council of the City of White Plains authorizing the Mayor to accept on behalf of the City contributions made in support of the WP Soccer Fest Event  
Unanimous consent granted.

Mr. Caruso moved adoption of the following Ordinance.

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS AUTHORIZING THE MAYOR TO ACCEPT ON BEHALF OF THE CITY CONTRIBUTIONS MADE IN SUPPORT OF THE WP SOCCER FEST EVENT.**

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

**Section 1.** The Mayor is hereby authorized to accept, on behalf of the City of White Plains, the following generous contributions made in support of the City's WP Soccer Fest event:

White Plains Hospital	\$50,000.00
Leros Point to Point	\$5,000.00
White Plains Library Foundation	\$1,000.00

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

Council President Presser seconded the motion.

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

Communication from the Commissioner of Planning.



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**CHRISTOPHER N. GOMEZ**  
COMMISSIONER

**JUDITH MEZEY**  
DEPUTY COMMISSIONER

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

At its meeting of February 2, 2026, the Common Council adopted a Resolution declaring its intent to serve as Lead Agency for the environmental review of the acquisition of the White Plains City Center Garage (the “Garage”) from the White Plains Urban Renewal Agency (the “Agency”) as well as the retirement of the existing bonds affecting the Garage and payment of amounts forwarded in order to meet debt service payments for the bonds affecting the Garage (the “Proposed Action”), pursuant to the State Environmental Quality Review Act, Environmental Conservation Law §§ 8-0101 et seq. (the “SEQR Act”) and its implementing regulations promulgated at Part 617 of Title 6 of the New York Codes, Rules and Regulations (the “SEQR Regulations” and together with the SEQR Act, “SEQRA”), as well as authoring a notice of such intent to various agencies that would be involved in the transaction.

We have been informed by the Westchester County Industrial Development Agency that it has no objection to the Common Council serving as Lead Agency for the environmental review of the Proposed Action. Additionally, the Boards of the Agency and the White Plains Center Local Development Corporation have adopted resolutions indicating that they have no objection to the Common Council serving as Lead Agency for such review. These agencies constitute all of the agencies “involved” in the Proposed Action for purposes of SEQRA.

At this time, it is recommended that the Common Council declare itself Lead Agency for the environmental review of the Proposed Action, and make a final determination that the Proposed Action is a Type I action for purposes of SEQRA. Additionally, staff has prepared Part 2 of the Environmental Assessment Form for the Common Council’s review. Based on this assessment, it is recommended that the Common Council find that the Proposed Action does not involve a significant adverse impact on the environment and issue a negative declaration. To this end, staff has prepared Part 3 of the Environmental Assessment Form for your approval.

Respectfully submitted,

Christopher N. Gomez, AICP  
Commissioner of Planning

Dated: February 24, 2026

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]  
 Project : Acquisition of City Center Garage  
 Date : 3-4-2026

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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**4. Impact on groundwater**  NO  YES

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)  
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**5. Impact on Flooding**  NO  YES

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)  
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b>			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**9. Impact on Aesthetic Resources**  
 The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)  
*If "Yes", answer questions a - g. If "No", go to Section 10.*

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**10. Impact on Historic and Archeological Resources**  
 The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)  
*If "Yes", answer questions a - e. If "No", go to Section 11.*

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b>			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b>			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**  
 The proposed action may result in a change to existing transportation systems.  NO  YES  
 (See Part 1. D.2.j)  
*If "Yes", answer questions a - f. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**  
 The proposed action may cause an increase in the use of any form of energy.  NO  YES  
 (See Part 1. D.2.k)  
*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

**15. Impact on Noise, Odor, and Light**  
 The proposed action may result in an increase in noise, odors, or outdoor lighting.  NO  YES  
 (See Part 1. D.2.m., n., and o.)  
*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**16. Impact on Human Health**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  
*If "Yes", answer questions a - m. If "No", go to Section 17.*

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.  
 (See Part 1. C.1, C.2. and C.3.)  
 If "Yes", answer questions a - h. If "No", go to Section 18.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.  
 (See Part 1. C.2, C.3, D.2, E.3)  
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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 moved adoption of the following resolution.

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS  
DECLARING ITSELF AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW FOR  
THE PROPOSED ACQUISITION OF THE WHITE PLAINS CITY CENTER PARKING  
GARAGE PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND  
MAKING CERTAIN DETERMINATIONS IN CONNECTION THEREWITH.

**WHEREAS**, The City of White Plains is proposing to engage in a transaction whereby the City would make the payment necessary to pay off bonds of the Westchester County Industrial Development Agency (the “IDA”) issued for the construction of the White Plains City Center Garage (the “Garage”), as well as pay certain amounts to the bond insurer for the IDA bonds that have been expended by such insurer to meet debt service payments on the Garage, in exchange for the acquisition of the Garage from the White Plains Urban Renewal Agency (the “URA”) as well as the termination of certain leases and other documents affecting title to the Garage, so that the City may own the Garage (the “Proposed Action”); and

**WHEREAS**, this transaction would require the participation of the IDA, the URA, the White Plains Center Local Development Corporation and a private entity, LC White Plains LLC, as well as other private entities related to LC White Plains, LLC; and

**WHEREAS**, pursuant to the State Environmental Quality Review Act, Environmental Conservation Law § 8-0101 et seq. (the “SEQR Act”) and its implementing regulations promulgated at Part 617 of Title 6 of the New York Codes Rules and Regulations (the “SEQR Regulations” and together with the SEQR Act, “SEQRA”), the Proposed Action would need to undergo environmental review prior to undertaking the Proposed Action; and

**WHEREAS**, Part 1 of a Long Form Environmental Assessment (the “EAF”) for the Proposed Action has been submitted to the Common Council; and

**WHEREAS**, the Proposed Action as a Type I Action pursuant to §617.4(b)(6) of the SEQR Regulations, since the Proposed Action would result in parking for at least five hundred (500) vehicles in a city having a population of 150,000 persons or less; and

**WHEREAS**, the Proposed Action involves approvals to be granted by a number of governmental agencies, as stated above; and

**WHEREAS**, pursuant to Section 617.6(2)(I) of the SEQR Regulations, for all Type I Actions involving more than one agency, coordinated review of the Proposed Action must be conducted and a Lead Agency must be established prior to a determination of significance; and

**WHEREAS**, at its meeting of February 2, 2026, the Common Council made a preliminary finding that the Proposed Action is a Type I Action pursuant to §617.4(b)(6) of the SEQR regulations, declared its intent to serve as Lead Agency for the environmental review of the Proposed Action and authorized the Commissioner of Planning to distribute the appropriate notice and a copy of Part 1 of the EAF to the various involved agencies as required by the SEQR Regulations; and

**WHEREAS**, the City has been informed by the IDA that it has no objection to the Common Council serving as Lead Agency for the environmental review of the Proposed Action, and the Boards of the URA and the White Plains Center Local Development Corporation have adopted resolutions indicating that they have no objection to the Common Council serving as Lead Agency for such review; and

**WHEREAS**, these agencies constitute all of the agencies “involved” in the Proposed Action for purposes of SEQRA; and

**WHEREAS**, the Commissioner of Planning has thus recommended that the Common Council now make a final determination that the Proposed Action is a Type I Action for purposes

of the SEQRA Regulations and declare itself Lead Agency for the environmental review of the Proposed Action; and

**WHEREAS**, staff have reviewed and analyzed the Proposed Action, EAF Part 1 prepared for the Proposed Action and the materials prepared in connection with the review of the Proposed Action in connection with SEQRA and have prepared Part 2 of the EAF (“EAF Part 2”) for the Proposed Action for review by the Common Council, which EAF Part 2 and attached supporting documentation have been submitted to the Common Council and are attached to this Resolution and are made a part hereof; and

**WHEREAS**, having reviewed the EAF Part 1 and EAF Part 2, the Commissioner of Planning has recommended that the Common Council, as Lead Agency, determine that the Proposed Action, when compared to the SEQRA criteria for environmental review, will not have a significant adverse effect on the environment and issue a Negative Declaration for the Proposed Action; and

**WHEREAS**, pursuant to SEQRA and the SEQR Regulations, the Common Council is required to incorporate environmental considerations in approval actions by identifying environmental issues, taking a “hard look” at relevant environmental concerns and making a “reasoned elaboration” as a basis for an environmental determination; and

**WHEREAS**, in compliance with its duties under SEQRA and the SEQR Regulations, the Common Council has considered the Proposed Action, EAF Part 1 and EAF Part 2 and supporting materials that, when considered together, constitute the Environmental Review Record which serves as the basis for a SEQRA determination, and has prepared Part 3 of a Long Form Environmental Assessment, dated March 4, 2026 (the “EAF Part 3”) containing the Board’s

analysis of the Proposed Action as compared to the SEQRA criteria for environmental review and its reasoned determination as to the effects of the Proposed Action on the environment.

**NOW, THEREFORE, BE IT,**

**RESOLVED**, that the Common Council makes a final determination that the Proposed Action is a Type I Action pursuant to §617.4(b)(6) of the SEQR Regulations; and be it further

**RESOLVED**, that the Common Council declares itself Lead Agency for the environmental review of the Proposed Action; and

**RESOLVED**, that the Common Council has examined the potential environmental effects of the Proposed Action and, for the reasons stated in EAF Part 3 constituting the Common Council's analysis of the environmental criteria established by SEQRA and the Common Council's reasoned determination as to the environmental effects of the Proposed Action, which EAF Part 3 is attached to this Resolution and is incorporated herein and made a part hereof, the Common Council determines that the Proposed Action will not have a significant adverse effect on the environment; and be it further

**RESOLVED**, that the Common Council hereby issues a Negative Declaration for the Proposed Action; and be it further

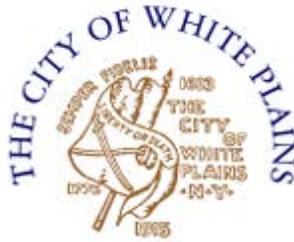
**RESOLVED**, that the Commissioner of Planning is hereby authorized to file the appropriate notices and other documents required by SEQR Regulations; and be it further

**RESOLVED**, that this resolution shall be effective immediately upon adoption.

Ms. Santiago 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, Westchester County Planning Board and  
Environmental Officer.

JUSTIN C. BRASCH  
MAYOR



DEPARTMENT OF BUILDING

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

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Kevin M. Hodapp, P.E.  
Acting Commissioner

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

Per referral by the Common Council on February 2, 2026, the Department of Building reviewed a request submitted by Cuddy+Feder on behalf of Elizabeth Seton Pediatric Center for an extension to the Site Plan Approval associated with their proposed project at 315-317 North Street.

The Applicant proposes the development of a specialized residential health care facility to be known as the "Elizabeth Seton Young Adult Center" (ESYAC) at 315-317 North Street. This facility will provide specialized care for medically fragile young adults between the ages of 18 and 35.

This department has no objection to this extension being granted.

Respectfully submitted,

Kevin Hodapp, P.E.  
Acting Commissioner of Building

DATED: February 13, 2026

"THE BIRTHPLACE OF THE STATE OF NEW YORK"

<http://www.cityofwhiteplains.com>



DESIGN REVIEW BOARD

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

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JUSTIN C BRASCH  
Mayor

KENT JOHNSON  
Chairman

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

-  
Deputy Commissioner of Building

NICK PUJA  
Secretary

January 16, 2026

**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 February 11, 2026, reviewed an application on behalf of Elizabeth Seton Pediatric Center (dba Elizabeth Seton Children's Center) for an extension of an amended Site Plan approval initially granted on February 5, 2024 located at 315-317 North Street, White Plains, NY.

OUTCOME: Design Review Board reviewed this application and had no comment.

Kent Johnson  
Kent Johnson, Chairman  
Design Review Board



**PLANNING DEPARTMENT**

70 Church Street, White Plains, New York 10601  
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JUSTIN C. BRASCH  
MAYOR

CHRISTOPHER N. GOMEZ, AICP  
COMMISSIONER

JUDITH MEZEY  
DEPUTY COMMISSIONER

**TO: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL**  
**SUBJECT: ELIZABETH SETON PEDIATRIC CENTER**  
**(D/B/A ELIZABETH SETON CHILDREN'S CENTER)**  
**APPLICATION FOR EXTENSION OF SITE PLAN AMENDMENT**

By letter dated January 14, 2026, Janet J. Giris, on behalf of Elizabeth Seton Pediatric Center (d/b/a Elizabeth Seton Children's Center and "the Applicant"), submitted an application for a second extension of Site Plan Approval originally granted by the Common Council on February 5, 2024 and extended to February 5, 2026. The project entails the construction of a 96-bed residential health care facility to serve medically fragile young adults between the ages of 18 and 35. The proposed facility will be constructed on a 4.3-acre portion of the former St. Agnes Hospital Campus, located on the westerly side of North Street, in the Planned Health Care Campus Development District (PHCCD).

The project will include a mix of private and semi-private resident rooms, as well as therapy, recreation and clinical support services. Approximately 120 spaces of new surface parking will be added and significant upgrades to an existing surface parking area (approximately 204 spaces) will be made to accommodate the facility.

Since the prior extension request, the Applicant has secured project financing, obtained a building permit from the Building Department, and commenced construction. However, substantial completion of the project will not be achieved prior to the expiration of the Approval extension on February 5, 2026.

As there have been no material changes to the project since the Site Plan Approval granted on February 5, 2024 and extended to February 5, 2026, the Planning Department has no objection to granting an additional one-year extension of Site Plan Approval to February 5, 2027, subject to all conditions contained in the original approval.

Respectfully submitted,

Christopher N. Gomez, AICP  
Commissioner of Planning  
Dated: February 17, 2026



## PLANNING BOARD

MUNICIPAL BUILDING · 70 CHURCH STREET · WHITE PLAINS, NEW YORK 10601  
(914) 422-1300 · FAX: (914) 422-1301

JUSTIN C. BRASCH  
MAYOR

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CHAIRMAN

CHRISTOPHER N. GOMEZ, AICP  
COMMISSIONER OF PLANNING

JUDITH MEZEY  
DEPUTY COMMISSIONER

EILEEN J. McCLAIN, AICP  
SECRETARY

February 24, 2026

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: ELIZABETH SETON PEDIATRIC CENTER - 315-317 NORTH STREET - ONE-YEAR EXTENSION OF THE SITE PLAN APPROVAL FOR A 5-STORY, 96-BED RESIDENTIAL HEALTH CARE FACILITY FOR MEDICALLY FRAGILE ADULTS AGED 18-35

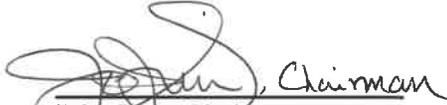
At its February 24, 2026 meeting, the Planning Board discussed the request for a one-year extension of the site plan approval for the Elizabeth Seton residential health care facility for medically fragile adults.

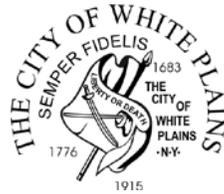
The applicant's attorney stated that there are no changes proposed to the plan, and that there have been no changes to the surrounding area that would affect the project.

The Planning Board has no objection to approval of a one-year extension of the site plan approval.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to approval of the extension request: 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, 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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Commissioner  
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JUSTIN C. BRASCH  
Mayor  
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JOSEPH P. CASTELLI  
Deputy Commissioner  
(914) 422-6210

DANIEL M. McMAHON  
Chief of Police  
(914) 422-6223

CLAUDIO PETRICCIONE  
Fire Chief  
(914) 422-6360

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

DEAR MAYOR AND COMMON COUNCIL MEMBERS:

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

Elizabeth Seton Pediatric Center  
315-317 North Street  
Extension of Site Plan Approval

Respectfully,

Wade C. Hardy  
Commissioner of Public Safety

WCH/grs

Dated: February 5, 2026



**DEPARTMENT OF PUBLIC WORKS**

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

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**JUSTIN C. BRASCH**  
MAYOR

**STEFANIA A. MIGNONE**  
COMMISSIONER

**JOSEPH TYROS P.E.**  
DEPUTY COMMISSIONER

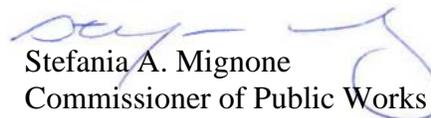
**NADIA SAVAGE P.E.**  
DEPUTY COMMISSIONER

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

We have reviewed a petition dated January 14, 2026, submitted by DelBello Donnellan Weingarten Wise & Wiederkehr, LLP, on behalf of Elizabeth Seton Pediatric Center, requesting an extension to the previous Site Plan Approval for the project located at 315-317 North Street, SBL: 131.06-1-1.141.

We have no objection to the approval of this application for a one (1) year extension of the Site Plan Approval. The comments provided by the Department of Public Works on the Approval Resolution granted on February 5, 2024, by the City's Common Council will remain in effect.

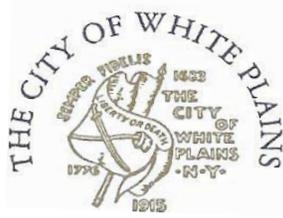
Respectfully submitted,

  
Stefania A. Mignone  
Commissioner of Public Works

Dated: February 11, 2026

**JUSTIN C. BRASCH**

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

The Parking Department/Traffic Division has reviewed the request from DelBello Donnellan Weingarten Wise & Wiederker, LLP on behalf of Elizabeth Seton Pediatric Center for a site plan approval extension regarding a specialized residential health care facility at 315-317 North Street which was referred by the Common Council on February 2, 2026.

The Department of Parking/ Traffic Division has no objection to approving this extension.



---

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

Dated: February 11, 2026

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

The Transportation Commission, at its meeting held on February 17, 2026, reviewed a request from Delbello Donnellan Weingarten Wise & Wiederkehr, LLP on behalf of Elizabeth Seton Pediatric Center, for a one-year extension of its Site Plan Approval associated with their project at 315-317 North Street, which was referred by the Common Council on February 2, 2026.

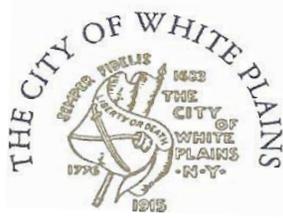
The Transportation Commission had no objections.

---

Anthony Marena  
Acting Chairman

Dated: February 17, 2026

**JUSTIN C. BRASCH**  
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 AND COMMON COUNCIL  
OF THE CITY OF WHITE PLAINS**

**Re: 315-317 North Street**  
**Extension Amended Site Plan Approval**

The Department of Parking has received and reviewed the application for an Extension of the Amended Site Plan Approval for the above noted property

The Department of Parking has no objection to the extension of the Amended Site Plan Approval.

Respectfully submitted,

Kevin P. Livingston, Commissioner  
CWP – Department of Parking

Dated: February 6, 2026



Kenneth W. Jenkins  
Westchester County Executive

## 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

February 11, 2026

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

Dear Ms. Iannetta:

Thank you for the notification concerning the following proposed action:

Project Name/File Number: **Elizabeth Seton Young Adult Center — WHP-26-002**

Action: **One-Year Extension of Site Plan Approvals**

Location: **315-317 North Street (SBL 131.06-1-1.141)**

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 that the extension of these existing approvals is a matter for local determination in accordance with your community’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



**ENVIRONMENTAL OFFICER**

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

JUSTIN C. BRASCH  
MAYOR

ROD JOHNSON  
ENVIRONMENTAL OFFICER

February 23, 2026

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: ELIZABETH SETON PEDIATRIC CENTER  
315 NORTH STREET  
APPLICATION FOR EXTENSION OF SITE PLAN AMENDMENT

The application dated January 14, 2026, submitted on behalf of Elizabeth Seton Pediatric Center (the Applicant) for a second extension of Site Plan Approval originally granted by the Common Council on February 5, 2024, and extended to February 5, 2026 to permit the development of a residential health care facility at 315 North Street ("Proposed Action"), has been reviewed for compliance with the N.Y. State Environmental Quality Review (SEQR) regulations.

The Applicant proposes the development of a 96-bed residential health care facility to serve medically fragile young adults between the ages of 18 and 35 to be known as the Elizabeth Seton Young Adult Center (ESYAC). The facility is proposed to be a five (5) story, approximately 110,930 square foot building with a total of one hundred twenty-four (124) parking spaces to support the new building.

The proposed facility will be constructed on a 4.3-acre portion of the former St. Agnes Hospital Campus, located on the westerly side of North Street, in the Planned Health Care Campus Development District (PHCDD).

On May 1, 2023, the Common Council completed an environmental review and amended the Zoning Ordinance Map to rezone the 23.2-acre property at 303-317 North Street from the Planned Senior Residential Development District ("PSRDD") to the Planned Health Care Campus Development District to facilitate the development of this project ("PHCDD" Zoning Amendment").

At the February 5, 2024 meeting, the Common Council adopted environmental findings and granted site plan approval for an amendment to the Planned Health Care Campus Development (2024 Site Plan").

At the March 3, 2025 meeting, the Common Council adopted environmental findings and granted an extension of Site Plan Approval originally granted by the Common Council on February 5, 2024, and extended to February 5, 2026.

The Proposed Action involves the extension of the following approval actions:

1. Approval of a Site Plan Amendment pursuant to Section 5.12, Planned Health Care Campus Development District and Section 7.5, Site Plan Standards.
2. Approval of an amendment to the master plan for the total development of the entire 23.2-acre PHCDD and property at 303-317 North Street.

The 2024 Site Plan and the proposed extension for site plan approval conform with environmental findings

adopted by the Common Council on May 1, 2023, for a the PHCDD Zoning Amendment.

Under Section 7.6 of the Zoning Ordinance, a Site Plan approval shall expire if substantial construction has not been completed within one year of approval.

Since the prior extension request, the Applicant has secured project financing, obtained a building permit from the Building Department, and commenced construction. However, substantial completion of the project has not been achieved prior to the expiration of the Approval extension on February 5, 2026.

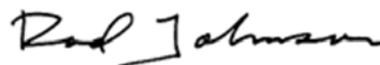
The Environmental Officer recommends that the Common Council determine that the Common Council's adoption of a resolution extending the terms of the prior site plan approval for one year is a Type II Action for the following reasons:

1. Under SEQR regulations Section 617.5(c)(32), "license, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities, are determined to be a Type II Action that do not to have a significant effect on the environment."
2. The Common Council completed an environmental review and adopted environmental findings for the Proposed Action at the February 5, 2024 meeting.
3. There are no material changes to the project since the Site Plan Approval granted on February 5, 2024, and there have been no material changes in circumstances that would affect the basis for the prior approval having been granted.
4. The various City Departments, Boards and involved agencies have reviewed and have no objections to the proposed extension of site plan approval.
5. The various conditions stated in the prior site plan approval and extension resolutions will remain in effect as conditions of the site plan extension.
6. The delayed construction and extension of the previous site plan approval does not contribute to potential combined, incremental impacts of any development applications submitted after the related May 1, 2023 zoning amendment and the February 5, 2024 site plan approval for this project. The review of all other projects approved after that date anticipate and take into consideration the subsequent completion of this project as part as the baseline of environmental and community conditions.

The Environmental Officer recommends that the Common Council (a) determine that there are no material changes to the project since the Site Plan Approval granted on February 5, 2024, and there have been no material changes in circumstances that would affect the basis for the prior approval having been granted; and (b) determine that the proposed extension of the Site Plan approval to be a Type II Action under SEQR regulations, requiring no additional SEQR review or findings.

It is recommended that the above-listed findings and determinations be included in the site plan approval resolution.

Respectfully submitted,



Rod Johnson  
Environmental Officer

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 moved adoption of the following resolution.

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS GRANTING A ONE YEAR EXTENSION OF SITE PLAN APPROVAL TO ELIZABETH SETON PEDIATRIC CENTER TO CONSTRUCT A NEW FIVE-STORY BUILDING FOR A 96-BED HEALTHCARE FACILITY, INCLUDING SUPPORT SERVICES AND ASSOCIATED PARKING ON PROPERTY LOCATED AT 315-317 NORTH STREET**

WHEREAS, on February 5, 2024, the Common Council of the City of White Plains, after adopting environmental findings, approved a site plan application submitted on behalf of Elizabeth Seton Pediatric Center (the “Applicant”) in connection with the development of five-story 96-bed residential health care facility to serve medically fragile young adults between the ages of 18 and 35 that will include a mix of private and semi-private resident rooms, as well as therapy, recreation and clinical support services and 126 new surface parking spaces (the “Approval”); and

WHEREAS, the proposed approximately 110,930 square foot, five-story facility will be constructed on a 4.3-acre portion of the former St. Agnes Hospital Campus, located on the westerly side of North Street, in the Planned Health Care Campus Development District (PHCCD) and known as Section 131.06, Block 1, Lot 1.141 on the tax assessment map of the City of White Plains; and

WHEREAS the February 5, 2024 Approval Resolution contained 16 conditions numbered 3-18 (“the Approval Conditions”); and

WHEREAS, the Common Council, at a meeting held on February 3, 2025, received a communication from the Commissioner of Building, dated January 24, 2025 forwarding a letter dated January 13, 2025, from Janet Giris, Esq., of DelBello, Donnellan, Weingarten, Wise & Wiederkehr, LLP, counsel for the Applicant, requesting an additional one (1) year extension of the Approval, in anticipation of the Applicant's failure to complete substantial construction within one (1) year as required by Section 7.6 of the Zoning Ordinance; and

WHEREAS, the Common Council, at a meeting held on March 3, 2025, considered communications from City Departments, Boards, Commissions, Agencies and Officers before granting a one (1) year extension of the Approval until February 5, 2026; and

WHEREAS, the Common Council, at a meeting held on February 2, 2026, received a communication from the Commissioner of Building, dated January 15, 2026 forwarding a letter dated January 14, 2025, from Janet Giris, Esq., of DelBello, Donnellan, Weingarten, Wise & Wiederkehr, LLP, counsel for the Applicant, requesting an additional one (1) year extension of the Approval, in anticipation of the Applicant's failure to complete substantial construction within one (1) year as required by Section 7.6 of the Zoning Ordinance; and

WHEREAS, the Applicant was granted a building permit and commenced construction but was unable to complete substantial construction by February 5, 2026 as required by the Zoning Ordinance; and

WHEREAS, the request for the extension of the Approval was referred by the Common Council at its February 2, 2026 meeting to all necessary City Departments, Boards, Commissions, Agencies and Officers for review, comments and recommendations in accordance with the Zoning Ordinance; and

WHEREAS, the Common Council, at a meeting held on March 4, 2026, in relation to the application for an additional one (1) year extension of the February 5, 2024 Approval received communications from the Acting Commissioner of Building, dated February 13, 2026; the Commissioner of Planning, dated February 17, 2026; the Commissioner of Public Works, dated February 11, 2026; the Commissioner of Public Safety, dated February 5, 2026; the Commissioner of Parking, dated February 6, 2026; the Deputy Commissioner of Parking for Transportation Engineering, dated February 14, 2026; the Chair of the Planning Board, dated February 19, 2025; the Acting Chair of the Transportation Commission, dated February 17, 2026; the Design Review Board, dated February 16, 2026; the Westchester County Planning Board, dated February 11, 2026, and the Environmental Officer, dated February 23, 2026; and

WHEREAS, there have been no material changes to the project since the Site Plan Approval granted on February 5, 2024 and extended on March 3, 2025, nor have any materially changed circumstances occurred that would affect the basis for the prior approval that would affect the basis for this extension; and

WHEREAS, in connection with this instant application, the Common Council, at its meeting held on March 4, 2026 determined that the proposed extension of the Site Plan approval to be a Type II Action under SEQR regulations, requiring no additional SEQR review or findings; and

WHEREAS, the Common Council has reviewed and considered the comments and recommendations from the various City Departments, Boards, Commissions and Officers and the standards set forth in the Zoning Ordinance, including, but not limited to, Sections 4, 6, 7 and 8; and

WHEREAS, the proposed Application for an additional one-year extension of the Approval remains in full compliance with the applicable requirements of the Planned Healthcare Campus Development District and is consistent with the Zoning Ordinance and the One White Plains Comprehensive Plan.

NOW, THEREFORE, be it

RESOLVED, that the Common Council hereby extends until February 5, 2027, the Approval to construct a new five-story healthcare facility with 96 beds as well as therapy, recreational and clinical support space with 124 parking spaces subject to the Applicant's compliance with the Approval Conditions.

Ms. Santiago seconded the motion.  
Carried.

Communication from the Commissioner of Building.

JUSTIN C. BRASCH  
MAYOR



DEPARTMENT OF BUILDING

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

---

Kevin M. Hodapp, P.E.  
Acting 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 6.2.1.35 of the White Plains Zoning Ordinance, is an application dated February 3, 2026 for a Special Permit Approval for a project located at 25 North Lexington Avenue.

This site is located in the CB-4 Zoning District and is also known and designated on the tax assessment map of the City of White Plains as Section 125.66, Block 5, Lot 2.1.

The Applicant, F45 Training White Plains, proposes an approximately 2,250 square foot studio space to operate a 'health club' on the ground floor of 25 North Lexington Avenue. The studio facility will be located in a currently demised retail space fronting on Hamilton Avenue.

There will be no exterior changes to the building other than approved signage, and the space will be designed to absorb and resist sound transmission generated within the space.

The Common Council is the approving agency for the following:

- 1.) Special Permit Approval – Per Section 6.1.2.35 – Health Clubs in the Central Parking Area and per Section 6.7.18 for individual standards and requirements for certain Special Permit uses.

Referrals may be made at this time to appropriate City departments and boards and for the scheduling of the required public hearing.

"THE BIRTHPLACE OF THE STATE OF NEW YORK"

<http://www.cityofwhiteplains.com>

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Kevin Hodapp".

Kevin Hodapp, P.E.  
Acting Commissioner of Building

DATED: February 13, 2026

Documents Submitted: Cover letter prepared by Philip Fruchter, R.A. dated January 19, 2026; Building Short Form dated February 3, 2026; Short Environmental Assessment Form dated January 21, 2026; Architectural Plans SP-1, SP-2, SP-3 all dated January 12, 2026; and a check in the amount of \$500.00 received February 3, 2026 for the requisite Special Permit fee.

# Papp Architects

architecture | planning | interiors

January 19, 2026

## BY EMAIL

Hon. Justin C. Brasch, Mayor  
and Members of the Common Council  
City of White Plains  
Municipal Building  
255 Main Street  
White Plains, New York 10601

Re: **F45 Training White Plains**  
**Special Permit for "Health Club" at 25 North Lexington Avenue, White Plains, NY**

Dear Mayor Brasch and Members of the Common Council:

On behalf of our Client, F45 Training White Plains (F45) and pursuant to Section 6.7.18 of the Zoning Ordinance, we respectfully submit this application for a Special Permit to operate a "Health Club" in approximately 2,250 square feet of a demised retail space on the ground floor of 25 North Lexington Avenue. The proposed space is located on Hamilton Avenue and is within the CB-4 Zoning District.

F45 operates a similar facility in the Village Scarsdale, New York, and is anticipated to be a welcome addition to the neighborhood and amenity for the residents within 25 North Lex and the surrounding area.

The "Health Club" will not require any exterior changes to the building other than signage. The existing off-street parking spaces will more than accommodate the proposed needs of the proposed "Health Club." There are no adjacent dwelling units to the proposed F45 space and the existing and proposed construction shall absorb and resist sound transmission generated within the space.

In support of this Application, we respectfully submit the following documents:

Building Permit Application (Short Form)  
Environmental Assessment Short Form  
Description of F45 Operations Letter from Andrew Gross, dated January 16, 2026  
Architectural drawings SP-1, SP-2, SP-3, dated January 19, 2026, prepared by Papp Architects, P.C.

We respectfully request that this application be granted in its entirety.

## Papp Architects

Thank you for your courtesy and consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "Philip Fruchter". The signature is fluid and cursive, with the first name "Philip" being more prominent than the last name "Fruchter".

Philip A. Fruchter, AIA  
Principal

cc: Kevin Hodapp, Acting Building Commissioner  
Christopher Gomez, Planning Commissioner  
Doreen Rich, Acting Corporation Council  
Jill Iannetta, City Clerk  
Andrew Gross, F45

Andrew Gross  
Vital Lifestyle LLC – dba F45 Training White Plains  
237 Madison Avenue, #704  
New York, NY 10016  
914 536 8599  
[apg7189@icloud.com](mailto:apg7189@icloud.com)

January 16, 2026

Mayor Justin C. Brasch and Members of the Common Council  
City of White Plains  
City Hall  
255 Main Street  
White Plains, New York 10601

Re: Special Use Permit Application  
Proposed F45 Training Studio  
25 N. Lexington Avenue, White Plains, NY

Dear Mayor Brasch and Members of the Common Council,

We respectfully submit this Special Use Permit application for the proposed F45 Training studio to be located at 25 N. Lexington Avenue in the City of White Plains, within an existing demised retail tenant space in a mixed-use building.

The proposed use is an instructor-led group fitness studio operating exclusively on a scheduled class model. All fitness activities occur indoors and are conducted under the direct supervision of trained instructors.

Class attendance is limited by pre-registration and controlled class capacity. Access to the facility is limited to members and registered class participants; walk-in or unscheduled use is not permitted. The facility does not operate as an open gym and does not include ancillary uses such as spa services, swimming pools, food service, or child-care facilities.

Hours of operation are typical of membership fitness studios in urban and mixed-use settings and include morning and evening classes. Classes are scheduled at defined intervals throughout the day, which results in staggered arrivals and departures rather than continuous occupancy. Accordingly, the proposed use is not expected to generate traffic or parking demand beyond what is typical for neighborhood-serving commercial uses. The studio is located within a dense, walkable mixed-use area that includes nearby residential buildings, offices, and retail uses, and is expected to primarily serve individuals who live or work in the immediate surrounding area.

Class sizes are capped and managed through an online reservation system, which further limits occupancy and ensures predictable and orderly use of the space.



### Sound and Acoustical Considerations

All fitness activities occur entirely within the tenant space. Music is played at controlled indoor levels during scheduled classes and is not audible outside the premises. Flooring and equipment utilized within the studio are rubberized and impact-absorbing, which reduces vibration and impact noise associated with group fitness activity. All operations will comply with applicable City of White Plains noise regulations and building code requirements. The proposed use is therefore not expected to generate noise impacts beyond those commonly associated with comparable indoor commercial fitness studios.

### Building Layout, Life Safety, and Accessibility

The interior layout includes a training floor, reception area, storage areas, and restroom and shower facilities. The project will comply with all applicable requirements of the City of White Plains Building Department, including building code, fire protection, plumbing, and accessibility standards.

### Compatibility with Surrounding Uses and Zoning Intent

The proposed F45 Training studio is compatible with surrounding commercial and mixed-use development in the area. The use is entirely indoors, professionally managed, and operates on a controlled schedule, which minimizes potential impacts related to noise, traffic, and hours of operation. The proposed use is consistent with the intent of the City's zoning regulations to support active, neighborhood-serving commercial uses that contribute to street-level vitality without creating adverse impacts on adjacent properties.

For the reasons outlined above, the Applicant respectfully requests the Common Council's approval of the Special Use Permit. We appreciate the opportunity to present this application and are available to respond to any questions.

Sincerely,



Andrew Gross  
Managing Member  
Vital Lifestyle LLC



# 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>			
F45 Training White Plains			
Name of Action or Project: Special Use Permit Application for F45 Training White Plains.			
Project Location (describe, and attach a location map): 25 North Lexington Avenue, White Plains, New York			
Brief Description of Proposed Action: Application for a Special Permit to operate a “Health Club” in approximately 2,250 square feet of an existing demised retail space on the ground floor of 25 North Lexington Avenue.			
Name of Applicant or Sponsor: Vital Lifestyle LLC-dba F45 Training White Plains		Telephone: 914-536-8599	
		E-Mail: apg7189@icloud.com	
Address: 237 Madison Avenue, No. 704			
City/PO: New York		State: NY	Zip Code: 10016
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? _____ 0 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" 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			

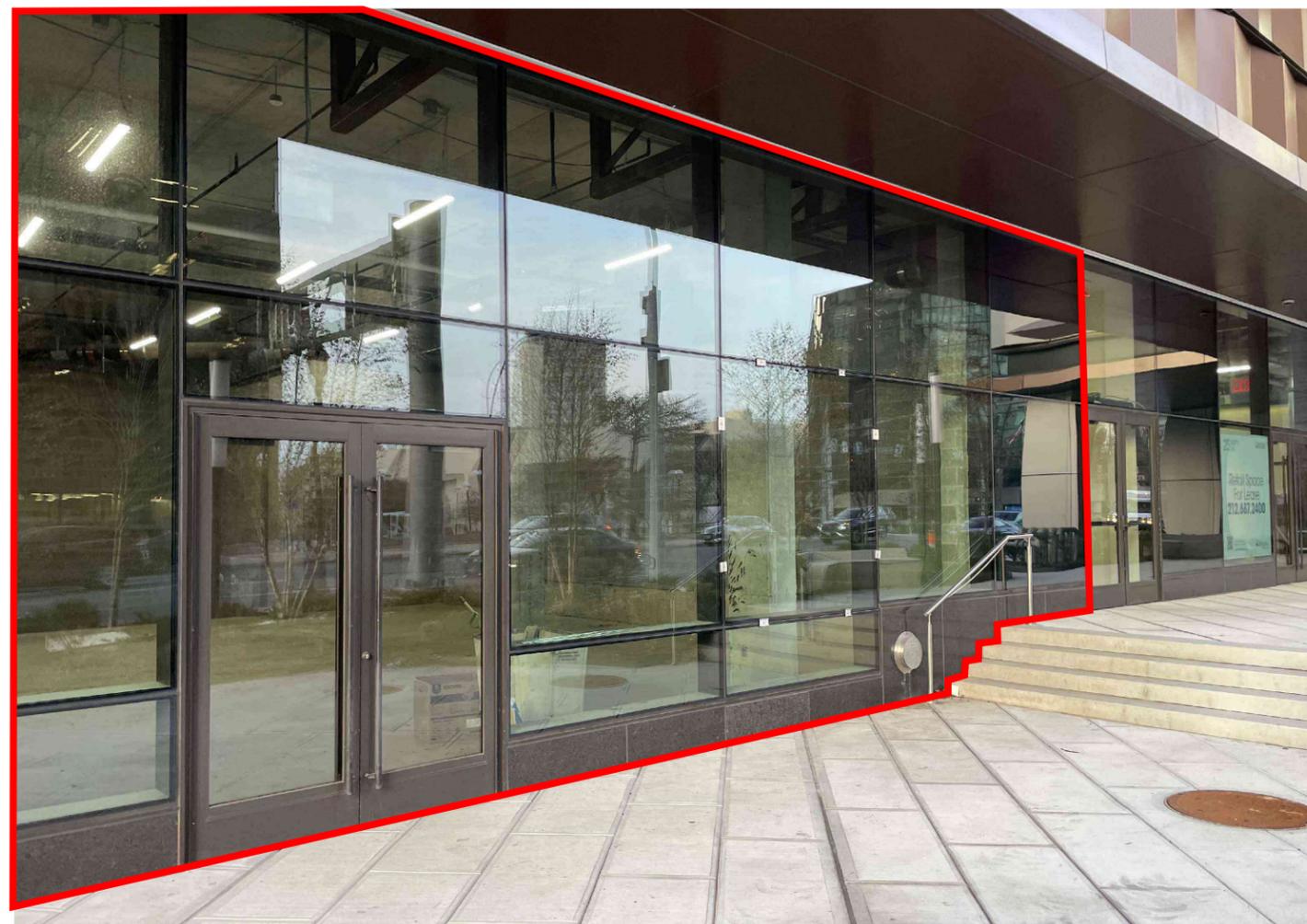
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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?  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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Andrew Gross, Vital Lifestyle LLC-dba F45 Training White Plains</u> Date: <u>1-21-26</u>		
Signature: <u></u> Title: <u>Managing Member</u>		

# SPECIAL PERMIT APPLICATION FOR HEALTH CLUB F45 TRAINING

25 NORTH LEXINGTON  
WHITE PLAINS, NY

PHOTO:



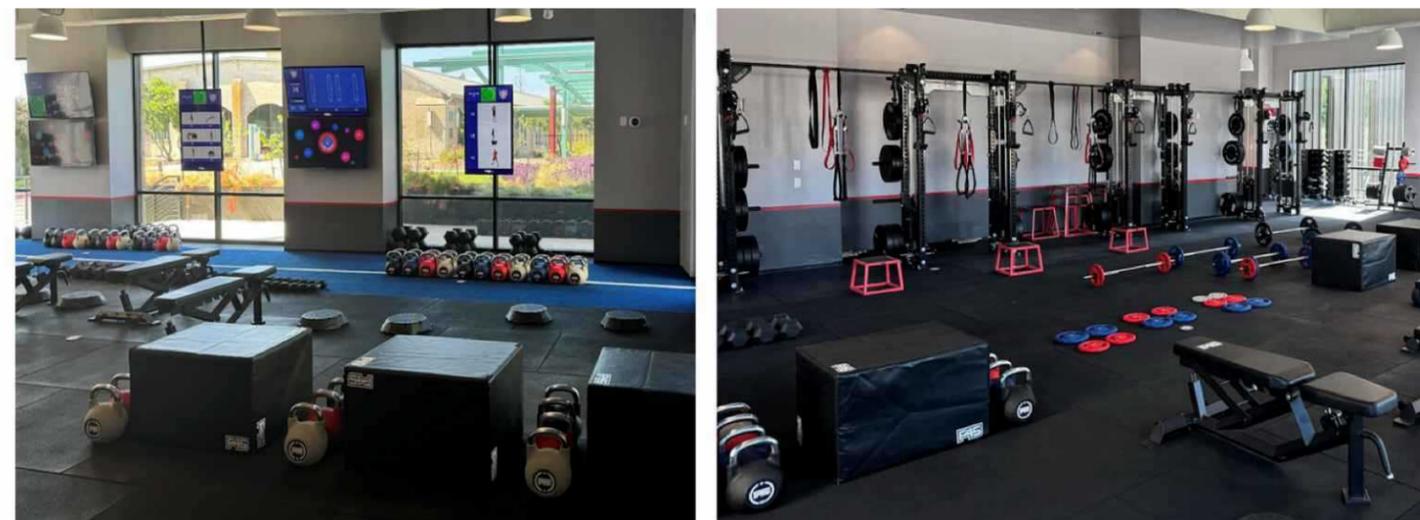
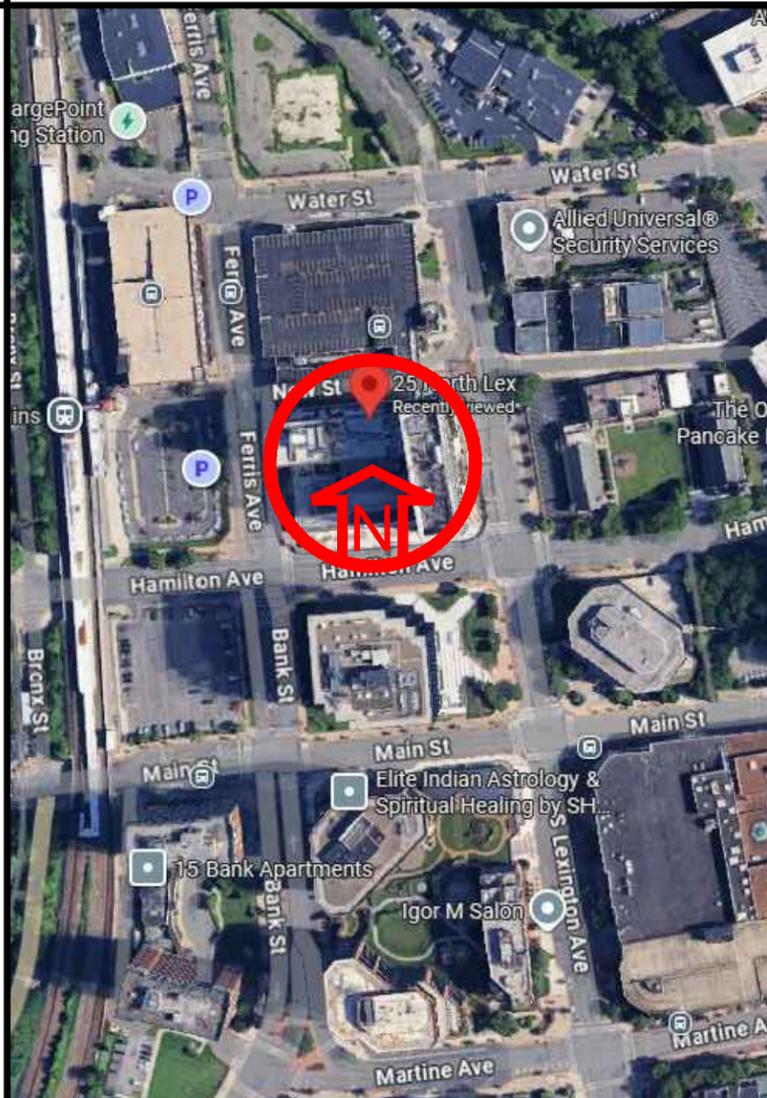
**BUILDING DATA:**

**VICINITY MAP:**

**ZONING DATA:**  
 ZONE: CB-4  
 SECTION: 125.66 BLOCK: 5 LOT No.: 2.1  
 EXISTING USE: RETAIL MERCANTILE  
 PROPOSED USE: HEALTH CLUB

**BUILDING DEPARTMENT CLASSIFICATION & NOTES:**  
 CONSTRUCTION CLASS: 1A, SPRINKLERED  
 OCCUPANCY CLASS: B-BUSINESS (FIRST FLOOR)  
 R2-RESIDENTIAL (FLOORS 2-25)

**TOTAL OCCUPANT LOAD - PER TABLE 1004.1.2:**  
 EXERCISE 50 SF/PERSON: 2,243/50 = 45 PERSONS



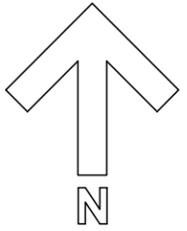
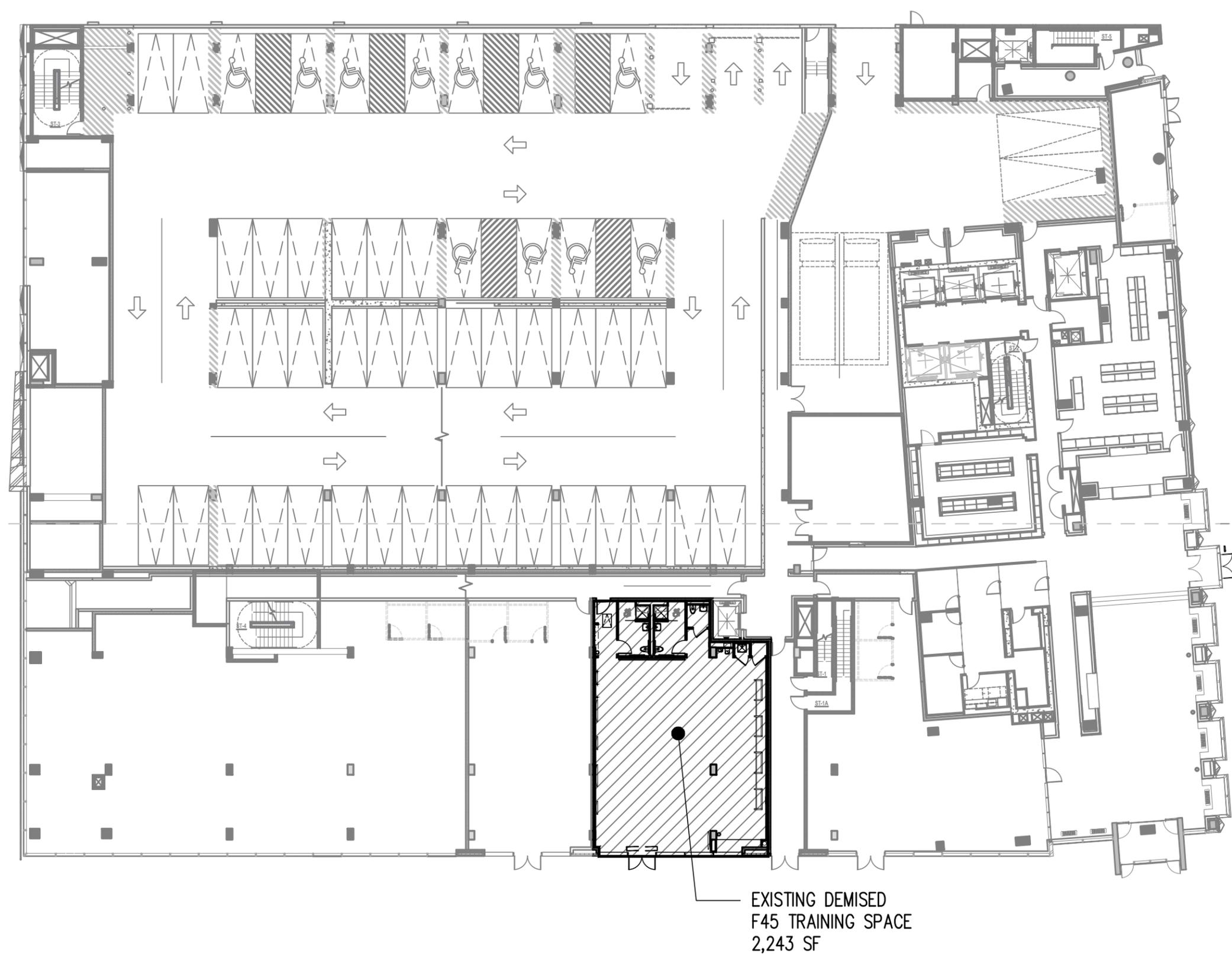
**Papp Architects**  
 architecture | planning | interiors  
 188 East Post Road, White Plains, NY 10601  
 (914) 949-1851 | www.papparchitects.com



**F45 TRAINING**  
 25 N LEXINGTON AVENUE  
 WHITE PLAINS, NY 10601

## COVER SHEET

Date: 01-19-2026  
 Sheet Number: SP-1



EXISTING DEMISED  
F45 TRAINING SPACE  
2,243 SF

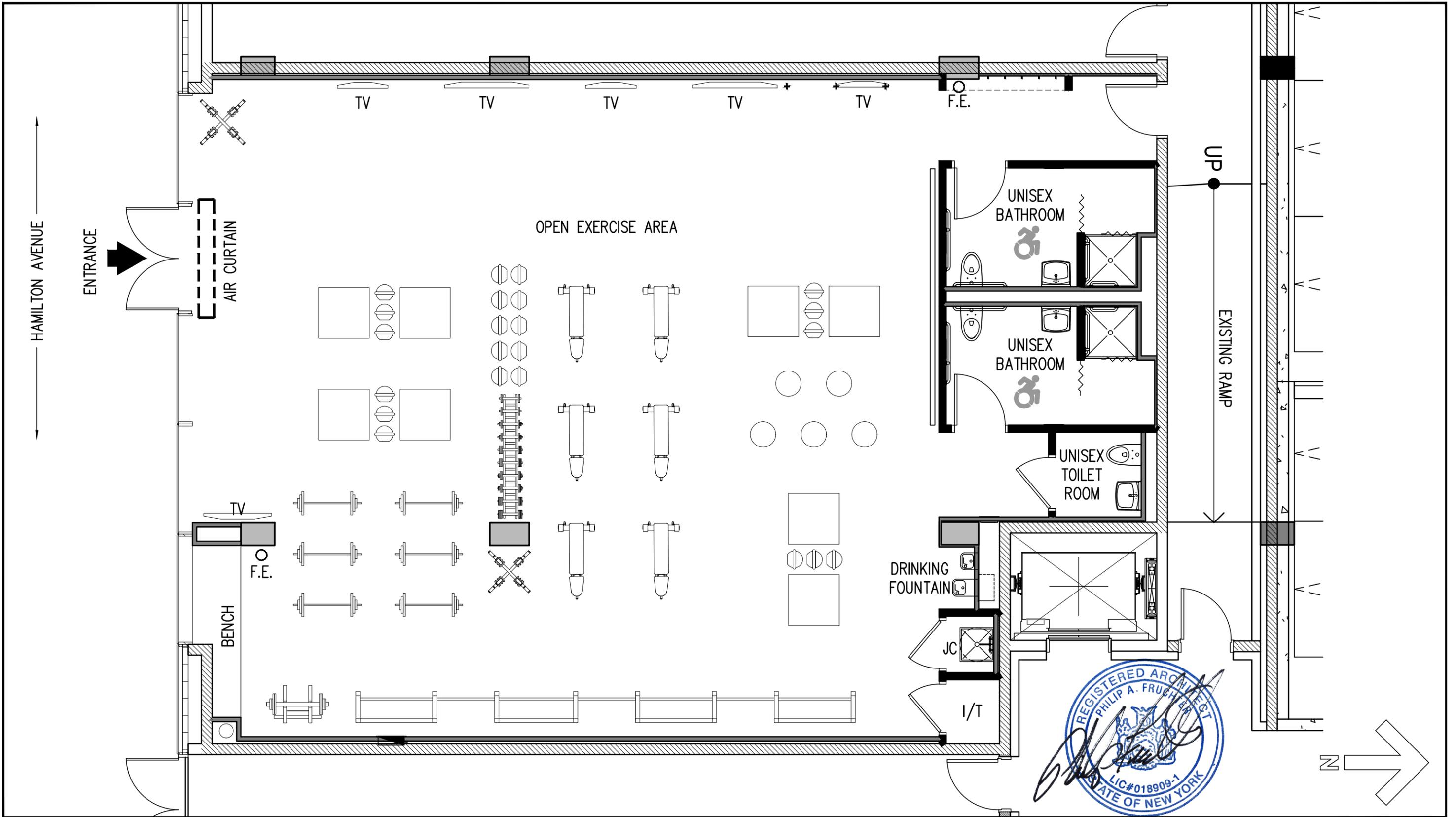
**Papp Architects**  
architecture | planning | interiors  
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(914) 949-1851 | www.papparchitects.com



**F45 TRAINING**  
25 N LEXINGTON AVENUE  
WHITE PLAINS, NY 10601

# FIRST FLOOR KEY PLAN

Date: 01-19-2026  
Sheet Number: SP-2



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

Ms. Santiago moved adoption of the following resolution.

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS SCHEDULING A PUBLIC HEARING FOR APRIL 6, 2026 IN RELATION TO AN APPLICATION SUBMITTED ON BEHALF OF F45 TRAINING WHITE PLAINS FOR SPECIAL PERMIT APPROVAL FOR A HEALTH CLUB**

WHEREAS, an application was submitted on behalf of F45 Training White Plains by Vital Lifestyle LLC (the “Applicant”) for special permit approval to operate a health club on the ground floor of 25 North Lexington Avenue fronting on Hamilton Avenue, which property is located in the CB-4 zoning district; and

WHEREAS, special permits require a public hearing before action can be taken on the application; now therefore be it

RESOLVED, that a public hearing in relation to the application filed on behalf of F45 Training White Plains for a special permit to operate a health club, will be held before the Common Council on April 6, 2026, at 7:30 p.m., in the Common Council Chambers, Municipal Building, 255 Main Street, White Plains, New York; and be it further

RESOLVED, that the Applicant is directed to give notice of said public hearing pursuant to and in accordance with Section 6.4.2 of the Zoning Ordinance of the City of White Plains; and be it further

RESOLVED, that the City Clerk is hereby directed to refer the application to all appropriate Departments, boards and agencies and to forward a certified copy of this resolution to the Applicant.

Mr. Frei-Pearson seconded the motion.  
Carried.

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

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS SUPPORTING IMMIGRANTS AND DENOUNCING THE CURRENT TACTICS OF FEDERAL LAW ENFORCEMENT, INCLUDING UNITED STATES IMMIGRATION AND CUSTOMS ENFORCEMENT (ICE), AND URGING THE STATE AND FEDERAL GOVERNMENTS TO PASS LAWS PROHIBITING LAW ENFORCEMENT OFFICIALS FROM CONCEALING THEIR IDENTITIES.**

**WHEREAS**, the City of White Plains is one of the fastest growing cities in the State of New York with a current population of 62,561, according to 2024 U.S. Census records; and

**WHEREAS**, in addition to its resident population, the City of White Plains has long experienced a daytime population surge due to its location as the business, shopping, legal, and government center in Westchester County. This surge increases the City's daytime population to an estimated 200,000; and

**WHEREAS**, the City of White Plains has, throughout its history, been home to a diverse population of residents and visitors. Successive waves of immigrants have settled in the city and come into the city to work; and

**WHEREAS**, the current population of the city continues to reflect that proud immigrant heritage, with 32.1% of the City's population identifying as Hispanic or Latino, and 30.7% being foreign born; and

**WHEREAS**, the City of White Plains recognizes that these immigrants from throughout the world work hard and contribute positively to our city, state and nation, strengthening our economy and our community; and

**WHEREAS**, it is generally recognized that all residents, regardless of immigration status, want to lead productive lives, provide for their families, participate in their community without fear, and ensure a safe and prosperous future for themselves and their children; and

**WHEREAS**, the current Federal administration has pursued immigration enforcement policies and actions based on fear and intimidation which have included violence against both non-citizens and citizens as well as the employment of inhumane tactics such as family separation; and

**WHEREAS**, these aggressive enforcement actions have led to extreme results, including the recent deaths of two US citizens, Renee Good and Alex Pretti, and children as young as 5 years old being used as tools to manipulate their parents into surrendering to ICE; and

**WHEREAS**, these extreme measures being pursued by ICE have been further exacerbated by the fact that some ICE agents have chosen to cover their faces so that they cannot be readily identified and ICE as a Federal agency has allowed their agents to do this; and

**WHEREAS**, in addition to face coverings, some Federal law enforcement agents involved in apprehending immigrants do not wear clothing which identifies them with any law enforcement agency and the current Federal administration has also allowed this; and

**WHEREAS**, this has created an atmosphere of fear and intimidation across the country, including in the City of White Plains; and

**WHEREAS**, it is recognized and applauded by this Council that City of White Plains police officers do not employ these tactics of covering up their identity or wearing non-identifying clothing; and

**WHEREAS**, White Plains Police Department officers taking enforcement action while in plainclothes are identifiable as police officers and display their badge and badge numbers; and

**WHEREAS**, immigration enforcement is not the responsibility of municipal police and it is recognized and applauded by this Council that White Plains police do not participate in immigration-related activities with federal law enforcement agencies; and

**WHEREAS**, the White Plains Police Department does not profile people based on race, ethnicity, skin color, or language spoken; and

**NOW, THEREFORE, BE IT**

**RESOLVED**, the tactics used by ICE and related Federal law enforcement agencies described above are contrary to the doctrines and founding principles of the United States of America; and be it further

**RESOLVED**, the Common Council of the City of White Plains strongly opposes any effort by Federal law enforcement officials to conceal their identities, be it the wearing of masks or other face coverings or clothing without official insignia; and be it further

**RESOLVED**, the Common Council of the City of White Plains strongly denounces the manipulative and violent tactics used by ICE and other Federal law enforcement agencies to apprehend those deemed illegal; and be it further

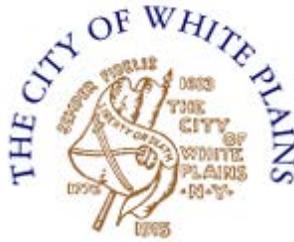
**RESOLVED**, the Common Council urges its colleagues in both the New York State Legislature and in the United States Congress to pass laws prohibiting Federal law enforcement officials from concealing their identities in any way and ensuring that they openly identify themselves to protect our immigrant communities; and be it further

**RESOLVED**, that this resolution shall take effect immediately.

Ms. Santiago seconded the motion.  
Carried.

Communication from the Commissioner of Building.

JUSTIN C. BRASCH  
MAYOR



DEPARTMENT OF BUILDING

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

---

Kevin M. Hodapp, P.E.  
Acting 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, is a request submitted by Cuddy+Feder on behalf of WP Development NB LLC for a second one-year extension to the Site Plan Approval associated with their proposed project at 52 North Broadway.

The proposed redevelopment of the property located at 52 North Broadway, also known and designated on the City's Tax Assessment Map as Section 125.52, Block 2, Lot 5.1, consists of approximately 16.09 acres with 48 multi-family workforce housing units, 232 independent living units, 28 townhomes and 103 assisted living units, for a total of 411 housing units along with 428 off-street parking spaces and approximately 8 acres of open space.

There are no proposed changes to the approved plans that would affect the basis for the prior approval. It should also be noted that the requisite site plan extension fee has been paid by the Applicant in conjunction with this request.

This project was approved by the Common Council and originally adopted February 5, 2024 with the first extension granted March 3, 2025.

Referrals may be made at this time to the appropriate City departments and boards and for the scheduling of the required public hearing.

Respectfully submitted,

Kevin Hodapp, P.E.  
Acting Commissioner of Building

DATED: February 12, 2026

Related documents: Cover letter submitted by William S. Null dated January 29, 2026; Building Permit Application Form notarized on January 28, 2026; and a Short Environmental Assessment Form dated January 28, 2026.

"THE BIRTHPLACE OF THE STATE OF NEW YORK"

<http://www.cityofwhiteplains.com>



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)

01.29.26

**VIA E-MAIL AND HAND DELIVERY**

Hon. Justin C. Brasch, Mayor, and  
Members of the Common Council  
City of White Plains  
255 Main Street  
White Plains, New York 10601

Re: Second Request for One-Year Extension of Site Plan Approval  
52 North Broadway, White Plains, New York (the "Site")

Dear Mayor Brasch and Members of the Common Council:

On behalf of WP Development NB LLC, we respectfully submit its request for a second one-year extension of its Site Plan Approval, originally adopted on February 5, 2024, for the proposed redevelopment of the property located at 52 North Broadway (the "Premises") consisting of approximately 16.09 acres with 48 Multi-family Workforce housing units, 232 Independent Living Units, 28 town homes and 103 assisted living units for a total of 411 housing units with 428 off-street parking spaces and approximately 8-acres of open space.

The Premises comprise approximately 16.09 acres of land with approximately 675 feet of frontage along North Broadway and 441 feet of frontage along Ross Street, all of which is classified in the PDR District under the Zoning Ordinance of the City of White Plains.

There are no proposed changes to the approved plans, nor are we aware of any materially changed circumstances that would affect the basis for the prior approval having been granted. Because no changes are proposed to the development, we have not forwarded additional sets of plans all of which were reviewed in-depth when the initial Site Plan Approval was granted.

In support of this Application, we respectfully submit thirty-six (36) sets of the following documents:

1. A Building Permit Application;
2. Copies of the Site Plan Approval Resolutions, adopted on February 5, 2024 and March 3, 2025; and
3. 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.

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



01.29.26  
Page 2

Based upon the enclosed documentation, we respectfully request that a one-year extension of the Site Plan Approval 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: Karen Pasquale, Chief-of-Staff; Doreen Rich, Esq., Acting Corporation Counsel; Damon Amadio, Commissioner of Building; Christopher Gomez, Commissioner of Planning; and Mr. Peter Duncan



**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

**BUILDING LONG FORM ( Volume Added )** Applicant to complete all items in Sections I, II, III, IV, V, VII, VIII. & IX .

**Section I - LOCATION OF CONSTRUCTION :**

SBL: 125.52-2-5.1 Site Address : 52 North Broadway  
 Zone: PRD  
 Descriptive Site Address : East side of North Broadway FEET 450 from intersection of Crane Avenue FEET  
 N/E/S/W SIDE OF \_\_\_\_\_ N/E/S/W FROM INTERSECTION OF \_\_\_\_\_

**Section II - CONTACT INFORMATION :** (All information provided must be current.)

APPLICANT: WP Development NB LLC ADDRESS: 200 Madison Avenue, 26th Floor, New York, NY 10016  
 CONTACT: Peter S. Duncan CELL: \_\_\_\_\_ PHONE: 212-481-1122 Email: pduncan@gcomfort.com  
 OWNER: Same as Applicant ADDRESS: \_\_\_\_\_  
 CONTACT: \_\_\_\_\_ CELL: \_\_\_\_\_ PHONE: \_\_\_\_\_ Email: \_\_\_\_\_  
 CONTRACTOR: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
 CONTACT: \_\_\_\_\_ CELL: \_\_\_\_\_ PHONE: \_\_\_\_\_ Email: \_\_\_\_\_  
 DESIGN PROFESSIONAL: Perkins Eastman Architects ADDRESS: 677 Washington Blvd., Suite 101, Stamford, CT 06901  
 CONTACT: Carl Ordermann CELL: \_\_\_\_\_ PHONE: 203-251-7400 Email: C.Ordermann@perkinseastman.com

**Section III - APPLICATION TYPE & COST :** (Please put an "x" in all applicable check- off boxes.)

APPLICATION TYPE:  MULTI- FAMILY DWELLINGS & COMMERCIAL CONSTRUCTION # of Units 48  
 RESIDENTIAL (One & two family dwellings only)  Garage  
 APPLICATION #: \_\_\_\_\_ DATE : \_\_\_\_\_ W/C  DIS.  G/L  AUT  REVIEWED \_\_\_\_\_  
 PERMIT #: \_\_\_\_\_ DATE : \_\_\_\_\_ C.E.O. \_\_\_\_\_ PLAN/REVIEWED: \_\_\_\_\_

**COST OF CONSTRUCTION:** ( These values shall include general construction cost only )

Cost of New Volume or Addition-----\$ \_\_\_\_\_ FEE AMOUNT: \_\_\_\_\_ TOTAL FEE: \_\_\_\_\_  
 Cost of Alteration to Existing Space--\$ \_\_\_\_\_ FEE AMOUNT: \_\_\_\_\_

**TYPE OF WORK:**  New Building  Addition  Alteration to existing space  Change of occupancy  
 Renovation of existing space  Reconstruction of existing space  Repair

**DESCRIPTION OF WORK:** Redevelopment of the property consisting of approximately 16.09 acres with 48 Multi-family Workforce housing units, 232 Independent Living Units, 28 town homes and 103 assisted living units for a total of 411 housing units with 428 off-street parking spaces and approximately 8-acres of open space.

**Section IV- PROPOSED USE & OCCUPANCY:** (Check off major Use & Occupancy and fill in sub-classification of same.)

<p><b>MULTI-FAMILY DWELLING &amp; COMMERCIAL:</b></p> <p><input checked="" type="checkbox"/> Assembly      <input type="checkbox"/> Factory/Industrial      <input type="checkbox"/> Mercantile</p> <p><input checked="" type="checkbox"/> Business      <input type="checkbox"/> High Hazard      <input checked="" type="checkbox"/> Storage</p> <p><input type="checkbox"/> Educational      <input type="checkbox"/> Institutional      <input type="checkbox"/> Utility &amp; Storage</p> <p><input checked="" type="checkbox"/> Multi Family Dwelling # of Units <u>48</u></p> <p>Use &amp; Occupancy sub-classification: <u>A-3;B;R-2</u></p>	<p><b>RESIDENTIAL:</b></p> <p><input type="checkbox"/> One Family</p> <p><input type="checkbox"/> Two Family</p> <p><input type="checkbox"/> Garage</p>
--	---

**Section V- CONSTRUCTION TYPE & WORK CHARACTERISTICS:** (Check off & fill all applicable boxes)

**TYPE OF CONSTRUCTION:**  Type I     Type II     Type III     Type IV     Type V

**LOCATION TYPE:** (Pick one)  MULTI-FAMILY DWELLING & COMMERCIAL:     RESIDENTIAL:

**ALTERATION:**

Floor (s) where work is to occur: \_\_\_\_\_

Square Footage of Alteration: \_\_\_\_\_

**ADDITION:**

Number of Stories: \_\_\_\_\_

Height of each Story: \_\_\_\_\_

Live load per square foot: \_\_\_\_\_

Total square foot of addition: \_\_\_\_\_

Total volume of addition: \_\_\_\_\_

Is the building sprinklered or will the addition be sprinklered? \_\_\_\_\_

Does the building have or will it have area smoke detectors in all spaces and rooms? \_\_\_\_\_

Does the building have or will it have a smoke purge system? (Commercial only) \_\_\_\_\_

1. Please refer to the International Residential or Building Code for Story and Story Above Grade Plane definitions.
2. In computing the square foot area, measurement shall be taken to the outside surfaces of exterior wall at each floor. Courts, yards, etc. shall be excluded.
3. The term "height" of a structure shall mean the vertical distance from the curb level to the highest point of the roof beams. In the case of flat roof or to a point of the average height of the gable in the case of roofs having a pitch or more than one foot in four and one-half, except that in the case of a structure where the grade of the street has not been established or where the structure does not adjoin the street, the average level of all the ground adjoining such structure shall be used instead of the curb level.
4. Total height shall be measured from 6 inches below the lowest finished floor to the outside of the roof, and in case of sloping roofs, to the average height.
5. The cubical contents is the actual space enclosed within the outer surface of the outside walls and between the outer surfaces of the roof and six inches below the surface of the lowest floors. This includes the cube of dormers, penthouses, vaults, pits, enclosed porches, and other appendages. Outside steps, terraces, footings, courts, yards, light shafts, and buildings detached from main structure are not to be included. (Detached structures are to be separately computed).

**Section VI - OTHER CITY DEPARTMENT APPROVALS:** (To be filled in, where applicable, by Building Department Staff.)

	RECEIPT #	REFERRAL DATE	STATUS	DATE	COMMENTS
PLANNING BOARD					
ZONING BOARD OF APPEALS					
DESIGN REVIEW BOARD					
TRAFFIC DEPARTMENT					
DEPARTMENT OF PUBLIC WORK					
TREE PRESERVATION COMMITTEE					
ENVIRONMENTAL OFFICER					

**Section VII - AFFIDAVIT OF OWNERSHIP:** (To be completed by Applicant and notarized)

STATE OF NEW YORK }  
 COUNTY OF WESTCHESTER }  
 William S. Null, Esq. being duly sworn, disposes and says: that WP Development NB LLC  
(PRINT NAME) (PRINT NAME OF PROPERTY OWNER)

**Attorney for the Applicant**  
 is the owner 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.

Applicant Sworn Before Me This 28 Day of January 20 26

Signature of Applicant/Contractor \_\_\_\_\_ Westchester County License#( if applicable)  
 (NOTE: The filing of this application does not constitute a permit to commence construction)

*[Signature]*  
 RENA REGGINA NOTARY PUBLIC  
 Notary Public, State of New York  
 No. 01RE6165642  
 Qualified in Westchester County  
 Commission Expires May 14, 20 27

**Section VIII - 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: A notarized letter granting the above signed applicant permission to submit this application can be attached to application , in lieu of completeing owner certification.

**Section IX - BUILDER / CONTRACTOR CERTIFICATION:** (To be signed by Builder or Contractor and witnessed)

I, \_\_\_\_\_, the Builder/Contractor, 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 willful or negligent 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 it's sole negligence. The Builder/Contractor hereby agrees to perform said work strictly in accordance with the conditions of the permit, the provisions of the Charter and the Ordinances of the City of White Plains, and the rules, regulations, and specifications of the Department of Building.

Signature of Builder/Contractor \_\_\_\_\_ Date \_\_\_\_\_ Westchester County License # \_\_\_\_\_  
 Name of Company or D/B/A \_\_\_\_\_

Signature of Witness \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name of Witness \_\_\_\_\_

**Section IX - ARCHITECT/ENGINEER CERTIFICATION (If applicable):**

I, \_\_\_\_\_, hereby certify that the plan (s) submitted herein were prepared under my supervision and to the best of my knowledge are in compliance with the applicable provisions of the International Building Codes, Codes of New York, including the White Plains Supplemental Code.

Signature of Architect/Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name & Title \_\_\_\_\_

Signature of Witness \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name of Witness \_\_\_\_\_

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS APPROVING THE APPLICATION SUBMITTED ON BEHALF OF WP DEVELOPMENT NB LLC FOR SITE PLAN APPROVAL FOR A RESIDENTIAL DEVELOPMENT ON PROPERTY KNOWN AS 52 NORTH BROADWAY

WHEREAS, the Common Council of the City of White Plains received a site plan application ("Site Plan") submitted on behalf of WP Development NB LLC ("Applicant") by William S. Null, of Cuddy & Feder, LLP for the proposed redevelopment of property located at 52 North Broadway ("Project Site") consisting of approximately 16.09 acres with 48 Multi-family Workforce housing units, 232 Independent Living units, 28 town homes and 103 assisted living units for a total of 411 housing units with 428 off-street parking spaces and approximately 8 acres of open space; and

WHEREAS, the Project Site is situated on approximately 16.09 acres with approximately 675 feet of frontage along North Broadway and 441 feet of frontage along Ross Street and is located in the PDR (Planned Residential Development) District and designated on the Official Tax Map of the City of White Plains as Section 125.52, Block 2 and Lot 5.1; and

WHEREAS, the Project Site presently contains nine structures known as; the Chapel of the Divine Compassion (the "Chapel"), Mapleton House, the Good Counsel Convent, Tillford House, House of Nazareth, the heating plant/workshop, St. Anne's Cottage, the cooking school/infirmary and a carriage house/stable; and

WHEREAS, a majority of the Project Site is listed on the State and National registers of Historic Places as the "Good Counsel Complex" and is designated as a White Plains Local Landmark; and

WHEREAS, the Applicant proposes to retain the Chapel, Mapleton House and a portion of the Convent in addition to constructing 3 new buildings and 28 townhouse structures; and

WHEREAS, the Applicant received a certificate of appropriateness from the White Plains Historic Preservation Commission for the partial demolition and alteration of the Convent and total demolition of the 6 other structures; and

WHEREAS, the Applicant proposes constructing 4 residential buildings as follows; an assisted living building with four stories of residential over one story of parking; an independent living building that ranges from 6 stories to 7 stories due to changes in topography with at and below grade parking; a three-story multi-family building with a two-level parking garage below grade and 28 units of two-story town homes; and

#### **OPEN SPACE**

WHEREAS, the proposed development preserves 8 acres, approximately 49.7 %, of open space with approximately 3.49 of that usable open space and recreation as follows:

- Approximately 2.09 acres along the North Broadway frontage, which the Applicant proposes to maintain as a publicly accessible area. As noted in the Environmental Findings Statement, the Applicant will own and maintain the front lawn, but make it publicly accessible subject to approval of a permanent easement with the City of White Plains. The easement will be finalized and recorded and included in a Management Plan between the Applicant and the City.
- Approximately, 0.37 acres of publicly accessible Open Space on the west and north sides of the Chapel.

WHEREAS, the proposed development also provides an approximate .76 acre courtyard to the east of the existing Chapel and an approximate .27 acre “Memory Garden” within the assisted living building’s courtyard; and

**AFFORDABLE HOUSING**

WHEREAS, the Applicant opts to buy-out of 17 affordable units at the requisite per unit fee of 1.25 times the HUD Westchester County AMI for a household of four for the year in which the project is approved. Under the Westchester County HUD income guidelines, the current buy-out fee for 17 units would amount to \$3,119,500 (\$183,500 x 17); and

WHEREAS, the Applicant will provide ten affordable dwelling units within the project, five affordable housing units within the multi-family/workforce housing building for those qualifying at 50% and 60% of the Westchester County Area Median Income (AMI) and five additional dedicated ARHP affordable units within the multi-family/workforce building for those qualifying at 80% of the Westchester County AMI as follows:

<b>Unit Breakdown</b>	<b>Total Affordable Units</b>	<b>80% AMI Units</b>	<b>60% AMI Units</b>	<b>50% AMI Units</b>
Studio	2	2	0	0
1BR	6	3	2	1
2BR	2	0	2	0
<b>Total</b>	<b>10</b>	<b>5</b>	<b>4</b>	<b>1</b>

WHEREAS, in support of the Application, the Applicant submitted the following:

1. A cover letter prepared by Mr. William S. Null, dated May 25, 2021.
2. Stormwater Pollution Prevention Plan prepared by JMC, dated 05/21/2021
3. Traffic and Parking Management Plan prepared by Collier Engineering and Design, dated 05/21/2021

4. A Short Form Building Application dated September 12, 2023.
5. A Full Environmental Assessment Form dated September 12, 2023.
6. A Storm Water Pollution Prevention Plan (SWPPP) dated October 4, 2023.
7. Engineering and architectural plans prepared by JMC Planning, Engineering, Landscaping Architect and Land Surveying, PLLC:

<u>Dwg.#</u>	<u>Title</u>	<u>Revision / Date</u>
C-000	COVER SHEET	11/22/2021
C-010	EXISTING CONDITIONS & TREE REMOVAL MAP	05/21/2021
C-100	OVERALL LAYOUT PLAN	11/22/2021
C-101	LAYOUT PLAN (AREA A)	11/22/2021
C-102	LAYOUT PLAN (AREA B)	11/22/2021
C-103	LAYOUT PLAN (AREA C)	11/22/2021
C-104	OVERALL LAYOUT PLAN (Land Banked)	11/22/2021
C-105	REVISED LOCAL HISTORIC DISTRICT BOUNDARY	11/22/2021
C-200	OVERALL GRADING PLAN	11/22/2021
C-201	GRADING PLAN (AREA A)	11/22/2021
C-202	GRADING PLAN (AREA B)	11/22/2021
C-203	GRADING PLAN (AREA C)	11/22/2021
C-204	ROAD PROFILES	05/21/2021
C-205	OVERALL GRADING PLAN (Land Banked)	11/22/2021
C-300	OVERALL UTILITIES PLAN	11/22/2021
C-301	UTILITIES PLAN (AREA A)	11/22/2021
C-302	UTILITIES PLAN (AREA B)	11/22/2021
C-303	UTILITIES PLAN (AREA C)	11/22/2021
C-304	UNDERGROUND STORMWATER SYSTEM SECTIONS	05/21/2021
C-400	EROSION & SEDIMENT CONTROL PLAN	11/22/2021
C-900	CONSTRUCTION DETAILS	05/21/2021
C-901	CONSTRUCTION DETAILS	05/21/2021
C-902	CONSTRUCTION DETAILS	05/21/2021
C-903	CONSTRUCTION DETAILS	05/21/2021
C-904	CONSTRUCTION DETAILS	05/21/2021
C-905	CONSTRUCTION DETAILS	05/21/2021
C-906	CONSTRUCTION DETAILS	05/21/2021
C-907	CONSTRUCTION DETAILS	05/21/2021

8. Engineering and architectural plans prepared by MPFP PLLC:

<u>Dwg.#</u>	<u>Title</u>	<u>Revision / Date</u>
L-100	KEY AND DIMENSION PLAN	11/22/2021

L-200	PLANTING PLAN	11/22/2021
L-201	PLANTING SCHEDULE	11/22/2021
L-300	LIGHTING PLAN	11/22/2021
L-400	PLANTING DETAILS	11/22/2021
L-401	PLANTING DETAILS	11/22/2021
L-500	SCREENING STUDY PLAN & ELEVATIONS	11/22/2021

9. Plans prepared by Perkins Eastman;

<b><u>Dwg. #</u></b>	<b><u>Title</u></b>	<b><u>Revision / Date</u></b>
A-000	COVER SHEET	05/21/2021
AS-101	ARCHITECTURAL SITE PLAN	05/21/2021
A-101	PARKING LEVEL FLOOR PLAN	05/21/2021
A-102	TERRACE LEVEL 2 FLOOR PLAN	05/21/2021
A- 103	TERRACE LEVEL 1 FLOOR PLAN	05/21/2021
A- 104	FLOOR PLAN LEVEL	05/21/2021
A- 105	FLOOR PLAN LEVELS 2 THRU 6 TYPICAL	05/21/2021
A- 106	ROOF PLAN	05/21/2021
A- 111	PARKING LEVEL FLOOR PLAN	05/21/2021
A- 112	TERRACE LEVEL 2 FLOOR PLAN	05/21/2021
A- 113	TERRACE LEVEL1 FLOOR PLAN	05/21/2021
A- 114	LEVEL 1 FLOOR PLAN	05/21/2021
A- 115	LEVEL 2 FLOOR PLAN	05/21/2021
A- 116	ROOF PLAN	05/21/2021
A- 121	PARKING LEVELS 1 & 2 FLOOR PLANS	11/22/2021
A- 122	LEVELS 1 & 2 FLOOR PLANS	11/22/2021
A- 123	LEVEL 3 FLOOR PLAN & ROOF PLAN	11/22/2021
A- 131	POD A FLOOR PLANS	05/21/2021
A- 132	POD B FLOOR PLANS	05/21/2021
A- 133	POD C FLOOR PLANS	05/21/2021
A- 134	POD D FLOOR PLANS	05/21/2021
A- 135	POD E FLOOR PLANS	05/21/2021
A- 136	POD F FLOOR PLANS	05/21/2021
A- 201	EXTERIOR ELEVATIONS	05/21/2021
A- 202	EXTERIOR ELEVATIONS	05/21/2021
A- 211	EXTERIOR ELEVATIONS	05/21/2021
A- 221	EXTERIOR ELEVATIONS	11/22/2021
A- 321	POD A ELEVATIONS	05/21/2021
A- 322	POD B ELEVATIONS	05/21/2021
A- 323	POD C ELEVATIONS	05/21/2021
A- 324	POD D ELEVATIONS	05/21/2021
A- 325	POD E ELEVATIONS	05/21/2021
A- 326	POD F ELEVATIONS	05/21/2021; and

WHEREAS, the Department of Public Works has received and reviewed the following additional documents as per the communication of the Commissioner of Public Works, dated December 19, 2023:

- The Stormwater Pollution Prevention Plan (SWPPP), last revision dated 10/4/23, prepared by JMC Planning, Engineering, Landscaping Architect and Land Surveying, PLLC.
- Plan sheets C-000 thru C-908, revised 5/21/21 and 11/22/21, prepared by JMC Planning, Engineering, Landscaping Architect and Land Surveying, PLLC.
- Memorandum of Understanding received 3/31/23 from Cuddy & Feder LLP.
- MEP calculations, dated 3/4/22, prepared by OLA Consulting Engineers.
- Hydrant flow test report, dated 2/17/22, prepared by Specialty Pipeline Services.
- Cover letter, dated 5/25/21, prepared by Cuddy & Feder, LLP.
- Traffic and Parking Management Plan, dated 5/24/21, prepared by Colliers Engineering & Design.
- Plan sheets A-000 thru A-326, last revised 5/21/21 and 11/22/21 prepared by Perkins Eastman.
- Plan sheets L-100 thru L-401, last revised 11/22/21 prepared by MPFP PLLC.
- Copy of completed City of White Plains Department of Building 'Building Long Form 04/21', pages 1 through 7 (of 7), dated 5/20/21; and

WHEREAS, at its meeting of June 7, 2021, the Application was transmitted to the Common Council by communication from the Deputy Commissioner of Building, dated June 3, 2021, and referred by the Common Council to all necessary City boards, commissions, departments, officers and agencies, and the Westchester County Planning Board for review, comments and recommendations; and

WHEREAS, at its meeting of February 5, 2024, the Common Council received communications from: the Commissioner of Building, dated January 30, 2024; the Commissioner of Planning, dated January 22, 2024; Commissioner of Public Works, dated December 19, 2023 the

Commissioner of Public Safety, dated June 21, 2021; the Deputy Commissioner of Parking for Transportation Engineering, dated January 24, 2022; the Commissioner of Parking, dated June 23, 2021; the Chairman of the Planning Board, dated June 23, 2021; the Acting Chairman of the Transportation Commission, dated June 17, 2021; the Chairman of the Design Review Board, dated June 21, 2021; the Westchester County Planning Board, dated June 22, 2021; and the Environmental Officer, dated January 31, 2024; 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 1997 Comprehensive Plan and the update to the Comprehensive Plan adopted July 11, 2006 ("Comprehensive Plan"), the Planned Residential Development District, the approved Master Plan, approved by the Council on March 1, 2021, and the standards set forth in the Zoning Ordinance, including but not limited to Sections 4, 5, 7, and 8; and

WHEREAS, at its meeting of February 5, 2024, the Common Council (a) reconfirmed and designated itself to serve as the Lead Agency for the environmental review of the Proposed Action; (b) reconfirmed and determined that the Proposed Action with over 250 dwelling units in a city having a population of less than 150,000, represents a Type 1 Action under SEQR regulations; © determined that the Environmental Findings Statement regarding the petition to re-zone the property to the PRD District, and the PRD Master Plan approved by the Common Council on March 1, 2021 is applicable to this site plan application; (d) determined that the modifications related to the Chapel /Work force housing and driveway intersection with the Pace University campus do not represent

a significant change to the project; (e) determined that the Proposed Action substantially conforms to the PRD Master Plan and conditions of the Findings Statement approved by the Common Council on March 1, 2021 and that there are no potential significant adverse impacts not previously addressed in the DEIS, FEIS, or the Findings Statement;" and (f) determined that the Proposed Action, when compared to the SEQR criteria of environmental effect, will not have a significant effect on the environment; and ; and now, therefore be it

RESOLVED, that the following findings are hereby adopted in accordance with the Zoning Ordinance of the City of White Plains:

*5.11.1 Purposes: The purpose of the "Planned Residential Development" district is to provide a range of housing options in multiple buildings within a single "Development Site," as well as multiple permitted principal uses, certain special permit uses, and certain "accessory uses" that are subordinate to the residential uses. Further, to establish dimensional standards, traffic circulation, and parking requirements that will ensure compatibility of the development with surrounding land uses and encourage flexibility of design and development of land in a manner appropriate for the "Development Site."*

The Applicant complies with this section.

*5.11.2 General Provisions: In harmony with the general purpose and intent of this Section, and in order to achieve the purposes of the "Planned Residential Development District," a special set of regulations is established for such District, controlling "uses," including ancillary and "accessory uses," "height," coverage and bulk, accessory parking facilities and accessory loading facilities. All dimensional requirements shall apply to the entire District as a single "Development*

*Site" and are not applied to any individual areas notwithstanding subdivision or divided ownership of areas within the District. Subdivision and/or conveyance of any portion of the property by deed must be in conformance with the approved management plan required pursuant to Section 5.11.7 of this Section.*

The Applicant will comply with this section.

*5.11.3 Uses: The "uses" permitted in the "Planned Residential Development District" include:*

*5.11.3.1 Permitted Principal "Uses": "One and two family dwellings;" "multi-family dwelling;" "Independent Living Facility;" "Assisted Living Facility;" "domiciliary care facilities;" churches or other places of worship; and, other housing or living facilities deemed appropriate by the approving agency.*

The Applicant complies with this section. Proposed uses include "one-family dwellings", "multi-family dwellings", "Independent Living Facility", and "Assisted Living Facility", in conjunction with existing uses including churches or other places of worship.

*5.11.3.2 Permitted "Accessory Uses": Ancillary and "accessory uses" customarily associated with and subordinate to the principal "uses" of a "Planned Residential Development," such as, but not limited to: recreation and health club facilities; dining facilities; storage facilities; places of worship; gift shops, flower shops, newsstands, laundries, and other similar facilities for the exclusive use of residents and their guests and staff; "customary home occupations;" office in residence of a "professional person;" business, administrative or headquarters offices for*

*"philanthropic institutions;" and the keeping of "household pets." In no event, however, shall independent retail, restaurant, or other commercial uses be permitted in this District.*

Appropriate accessory uses are proposed in compliance with this section. No independent retail, restaurant or other commercial uses are proposed.

5.11.3.3 *Special Permit "Uses": "Universities," "colleges" or seminaries; dormitories as accessory to a "private school," "university," "college," seminary or convent; as well as ancillary and "accessory uses" customarily associated with and subordinate to such uses.*

No Special Permit uses are proposed as part of the current site plan application.

#### 5.11.4 *Dimensional Regulations*

5.11.4.1 *"Building Coverage": The maximum "building coverage" shall not exceed 25% for all "buildings," based upon the entire "Development Site."*

The proposed maximum building coverage for the site is 24.4% in compliance with this section.

5.11.4.2 *"Floor Area Ratio": The maximum "floor area ratio" for the "Development Site" shall not exceed 1.0.*

The total floor area ratio for the project is 0.82, in compliance with this section.

5.11.4.3 *"Lot Area": The minimum required "lot area" for all "uses" including all ancillary "uses" and "accessory uses" shall be 15 acres, provided, however that such minimum "lot*

*area" shall apply to all "uses" on the entire "Development Site" and shall not be determined individually for each and every "use" separately.*

The total lot area of the Project Site is 16.09 acres, in compliance with this section.

*5.11.4.4 Density: The maximum number of "dwelling units" shall not exceed one "dwelling unit" for every 2,000 square feet of land area comprising the "Development Site."*

The total number of proposed dwelling units as defined in the Zoning Code is 308, which equates to approximately one "dwelling unit" per 2,276 square feet of land area. The Proposed Project is in compliance with this section.

*5.11.4.5 "Frontage": The minimum "frontage" shall be 500 continuous feet on a State or County road.*

The Project Site's frontage along North Broadway (NYS Route 22) is 675 feet, in compliance with this section.

*5.11.4.6 "Front Yard": The "front yard" shall measure at least 100 feet.*

The proposed front yard measures 102.5 feet, in compliance with this section.

*5.11.4.7 "Side Yard": The "side yard" shall measure at least 20 feet. "Side yards" adjacent to "buildings" constructed in the PRD District, which have a "height" greater than 35 feet, shall be increased based on the "height" of the adjacent "building," such that the "side yard" shall measure at least 20 feet, plus 1 additional foot for every 2 feet in "building" "height" above 35 feet.*

The proposed side yards are in compliance with this section. The side yard adjacent to the 58 foot, 5 inch, assisted living building, which is closest to Ross Street, is proposed to be 34 feet, where 32 feet is required.

5.11.4.8 *"Rear Yard": The "rear yard" shall measure at least 20 feet.*

All proposed rear yards are in compliance with this section. No rear yard is less than 20 feet deep.

5.11.4.9 *Height: The maximum permitted "height" for any newly constructed "buildings" shall be limited in accordance with the table below, so that taller "buildings" are set back from a "lot line" fronting a State or County roadway:*

<i>Maximum Height of Building at Set Distance</i>	<i>Minimum Setback Distance from a Lot Line Fronting a State or County Roadway</i>
35 feet	100 feet
50 feet	350 feet
85 feet	700 feet

The height of all new proposed buildings within the Project Site comply with this section as follows:

<b>Building Type</b>	<b>Height</b>	<b>Distance from Lot Line (approximate)</b>
Town homes	32 feet - 9¾ inches	105 feet
Multi-	40 feet	370 feet

family/Workforce		
Independent Living	83 feet	750 feet
Assisted Living	58 feet - 5 inches	750 feet

5.11.4.10 *Dimensional requirements not otherwise specified shall be determined by the approving agency in connection with its approval of a site plan application.*

There are no other dimensional requirements that need to be determined by the Common Council at this time.

5.11.5 *Parking and Loading: Parking requirements for the uses permitted in the "Planned Residential Development District" shall be as follows:*

Overall, a total of 447 parking spaces are required for the project. Applicant proposes to provide 428 spaces, plus 21 land-banked spaces, to be used if necessary. The parking requirements for the Proposed Project are summarized below:

5.11.5.1 *For "Assisted Living Facility," 0.4 spaces per unit. -*

The Applicant proposes 103 Assisted Living units, which would require 42 parking spaces. Applicant proposes to provide 94 spaces, in compliance with this section.

5.11.5.2 *For each "multi-family dwelling" unit, 1 space per unit plus ? space per bedroom.*

Applicant proposes 48 multi-family dwelling units, which would require 63 parking spaces. Applicant proposes to provide 65 spaces, in compliance with this section.

5.11.5.3 For "Independent Living Facility," 1.1 space per "dwelling unit."

Applicant proposes 232 Independent Living units, which would require 256 parking spaces. For the Assisted Living (AL) and the Independent Living (IL) uses, a total of 256 IL spaces (1.1 space per unit) and 42 AL spaces (0.4 spaces per dwelling) would be required for a total of 298 spaces. Applicant proposes to provide 180 IL spaces and 94 AL spaces, for a total of 274 spaces, or a deficit of 24 spaces. Pursuant to Section 8.5.3 of the Zoning Ordinance, Applicant requests a shared parking credit, based on the conclusions of a Shared Parking Analysis, dated May 24, 2021.

According to the analysis, the number of IL parking spaces could be reduced by between 13 and 38 spaces from what is required, which would further reduce the 24-space deficit. In addition, Applicant notes that the 34 spaces to be used by the Mapleton Building and the Chapel could, if necessary, serve as additional parking for IL/AL staff in the event that the dedicated IL/AL parking in the rear of the Site is at capacity. Finally, Applicant is prepared to land-bank areas within the Project Site to provide 21 additional spaces (JMC C104). Seventeen (17) of these spaces would be located immediately to the north of the IL building, along the driveway that accesses the rear of the building. The remaining four (4) spaces would be located immediately south of the multi-family building, proximate to the entrance to the IL and AL buildings. Applicant would also provide for post-construction monitoring of actual parking utilization to determine if the land-bank parking should be constructed. Thus, the Site Plan could provide a total of 295 IL and AL parking spaces (274 spaces + 21 land-banked spaces, if required), where 298 is required or a deficit of 3 spaces.

5.11.5.4 *For "one family" and "two family" "dwellings," 2 spaces per "dwelling unit."*

Applicant proposes 28 town homes, which would require 56 parking spaces. Applicant proposes to provide 56 spaces, 2 per town home, in compliance with this section.

5.11.5.5 *For all other uses, the minimum number of "parking spaces" shall be determined by the Common Council as approving agency.*

For the existing Chapel and Mapleton buildings, Applicant proposes to provide a total of 34 spaces. These spaces are located within designated surface parking areas along the internal access roadway and near each building. Based on the findings of the City's Deputy Commissioner of Parking/City Transportation Engineer, the proposed parking is adequate for the Project Site, and complies with Section 8 of the Zoning Ordinance.

5.11.5.6 *For an "Assisted Living Facility" or "Independent Living Facility," one loading space for up to 100,000 square feet of "gross floor area" and one loading space for each additional 250,000 square feet. If the "site plan" includes an "Assisted Living Facility" and an "Independent Living Facility" under common management, the required number of loading spaces shall be one less than the number otherwise required based on the combined "gross floor area" of the two "uses."*

The proposed Independent Living Facility has a gross floor area of 318,514 square feet. Therefore, one (1) loading space is required. The proposed Assisted Living Facility has a gross floor area of 136,023 square feet, therefore, one (1) loading space is required. The Applicant proposes to provide two (2) loading spaces, in compliance with this section. The combined gross floor area of

the two uses would be 454,537 square feet. If the facilities are under common management, then one loading space would be required.

*5.11.6 Master Plan: Any application for a "Planned Residential Development," or an amendment thereto, shall be accompanied by a master plan for the total development of the entire "Development Site...."*

Applicant prepared a detailed Master Plan, which accompanied its Petition to re-zone the property to the PRD District. The Master Plan was approved by the Common Council on March 1, 2021 and complies with the individual requirements of this Section.

*5.11.7 Management Plan. Prior to the issuance of any Certificates of Occupancy for an "Independent Living Facility" or "Assisted Living Facility," the applicant for the "Planned Residential Development" or its designated agent shall submit to the approving agency a management plan describing the ownership and operation of the "Planned Residential Development," which management plan is designed to assure the operation of all "uses" and accessory and ancillary "uses" in the "Planned Residential Development" in accordance with the requirements for a "Planned Residential Development District" as set forth in this Ordinance. The management plan shall also include a Reciprocal Easement Agreement with covenants regarding maintenance of the roadways, landscaping, utilities, etc.*

The preparation of a Management Plan and its requirements shall be a condition of Site Plan Approval.

*5.11.8 Review and Approval Procedures: Any changes to an approved "Planned Residential Development District" shall be subject to Section 3.9 of this Ordinance.*

Applicant acknowledges that any changes to an approved Planned Residential Development District will be subject to the requirements of Section 3.9 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 proposed project is consistent with many of the goals and recommendations of the City's Comprehensive Plan.

*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."*

Applicant submitted a Traffic and Parking Management Plan, prepared by Colliers Engineering and Design, dated May 24, 2021. According to the Communication from the City's Deputy Commissioner of Parking/City Transportation Engineer, dated January 24, 2022, "the impact of projected traffic on the surrounding streets has been projected as minimal during peak hours. The proposed new development is also designed to not add traffic to Ross Street by creating a circuitous ring road and thereby favoring the North Broadway access. There is also an intersection at the

northeast corner of the development site which discourages travel to and from Ross Street through geometric design and turn restriction signage.”

This design should be sufficient to deter traffic from utilizing Ross Street but further monitoring is required as follows: a video or manual traffic count (2 Hrs. AM Peak and 2 Hrs. PM Peak) must be conducted on an annual basis once construction is complete and the site is at ninety (90) percent occupancy. The count should be for the northeast internal intersection which has the turn restrictions. The data must be collected during only one of the months of April, May, September and October. Turn violations must be compared to traffic anticipated at the Ross Street access as shown in the Environmental Impact Statement. If there is a significant difference in these numbers (greater than twenty percent), other measures such as gate controls, or similar as selected by the City's Deputy Commissioner of Parking/City Transportation Engineer, must be installed to reduce violations.

Subject to the implementation of the above-described monitoring system, as described in the Deputy Commissioner of Parking/City Transportation Engineer's January 24, 2022 communication, the proposed site plan will not have an adverse impact on the existing street network.

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

Vehicular access into the Site will remain at the signalized intersection of North Broadway and Park Avenue using the existing driveway with three travel lanes - one entering the Site, and two exiting the Site (with one exit lane dedicated as right-turn only). The entrance will be widened slightly to 66 feet to accommodate a landscaped center median and ADA compliant sidewalks. In

addition, a new traffic light and pole and pedestrian crosswalk will be installed. The dimensions of all vehicular drives and walkways will comply with City standards.

An internal pedestrian sidewalk system with appropriately located crosswalks will be constructed along all of the Site's main access roadways. Internal, paved walking paths will be provided, connecting each building type and providing access to the numerous open space areas. The sidewalk system will also connect to the Pace Law School's existing sidewalks and to North Broadway.

An emergency access gate for emergency vehicle access only will be located adjacent to the assisted living facility with access onto Ross Street.

In addition, the multi-family building will have two vehicular entrances into its parking garage; The IL building will also have two vehicular entrances into its garage, one in the front and one in the rear of the building, and AL building will have one entrance into its parking garage at the rear of the building. The main pedestrian entrances for both the IL and AL buildings will be directly in front of two separate, large drop off areas. The lobby to the multi-family building will be accessed from both the north and south sides of the building, directly behind the portion of the existing convent, which will remain.

The number, location, and dimensions of vehicular and pedestrian entrances, exists, walkways and drives is adequate, as confirmed by the Deputy Commissioner of Parking/City Transportation Engineer, the Commissioner of Building, and the Commissioner of Public Works.

*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 adequate, as confirmed by the City's Deputy Commissioner of Parking/City Transportation Engineer.

*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.*

Overall, a total of 447 parking spaces are required for the project. Applicant proposes to provide 429 spaces, plus 21 land-banked spaces, to be constructed if necessary. The parking requirements for the Project Site are as follows:

For the town homes and multi-family/workforce housing, Applicant complies with the parking requirements of the PRD Zoning District and Section 8, as follows: Applicant proposes to provide 56 spaces for the town homes (2 spaces per unit), where 56 spaces are required and 65 spaces for the multi-family/workforce housing (1 space per unit +1/3 space per bedroom), where 63 spaces are required.

For the existing Chapel and Mapleton buildings, Applicant proposes to provide 34 spaces. These spaces are located within designated surface parking areas near each building.

For the Assisted Living (AL) and the Independent Living (IL) uses, a total of 256 IL spaces (1.1 space per unit) and 42 AL spaces (0.4 spaces per dwelling) would be required for a total of 298 spaces. Applicant proposes to provide 180 IL spaces and 94 AL spaces, for a total of 274 spaces, or a deficit of 24 spaces. Pursuant to Section 8.5.3 of the Zoning Ordinance, Applicant requests a shared

parking credit, based on the conclusions of a Shared Parking Analysis, dated May 24, 2021. According to the analysis, the number of IL parking spaces could be reduced by between 13 and 38 spaces from what is required, which would further reduce the 24-space deficit. In addition, Applicant notes that the 34 spaces to be used by the Mapleton Building and the Chapel could, if necessary, serve as additional parking for IL/AL staff in the event that the dedicated IL/AL parking in the rear of the Site is at capacity.

Finally, Applicant is prepared to land-bank areas within the Project Site to provide 21 additional spaces (JMC C104). Seventeen (17) of these spaces would be located immediately to the north of the IL building, along the driveway that accesses the rear of the building. The remaining four (4) spaces would be located immediately south of the multi-family building, proximate to the entrance to the IL and AL buildings. Applicant will provide post-construction monitoring of actual parking utilization to determine if the land-bank parking should be constructed. Thus, the Site Plan could provide a total of 295 IL and AL parking spaces (274 spaces + 21 land-banked spaces, if required), where 298 is required, for a deficit of 3 spaces.

<b>Housing Type</b>	<b>Required Spaces</b>	<b>Provided Spaces</b>	<b>Deficit / Surplus</b>
Assisted Living (0.4/du)	42	94	52
Independent Living (1.1/du)	256	180	-76
Subtotal Spaces	298	274	-24
Proposed Land-Banked Spaces		21	
Total AL + IL+ Land-Banked Spaces	298	295	-3
Town Homes (2/du)	56	56	0
Multi-Family (1/du + 1/3 per BR)	63	65	2
Subtotal Residential	417	416	-1
Chapel + Mapleton Buildings	30	34	4

Total w/o Land-banked spaces	447	429	-18
Total Parking w/ Land-banked spaces	447	450	3

Applicant has provided adequate parking for the Proposed Project, and complies with Section 8 of the Zoning Ordinance.

*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.*

As found in Section 7.5.2.2, above, the interconnection of proposed parking lots satisfies this requirement.

*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.*

The Applicant proposes to provide two (2) loading spaces, in compliance with this section and Section 5.11. The loading area for the IL and AL buildings will be situated to the northeast of, or behind, the AL building. Access to the loading area will be provided via a newly constructed drive along the eastern edge of the Site. Small package deliveries will be able to deliver at the main building entrances within the Site's driveway and without access to Ross Street.

Subject to confirmation by the Deputy Commissioner of Parking/City Transportation Engineer, the Planning Department finds that the location of the loading spaces is adequate.

*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.*

All vehicular circulation, including service vehicles, mail, FedEx, food, linens, moving, and sanitation vehicles will use the existing entranceway on North Broadway as follows:

The main vehicular access into the Site will remain at the signalized intersection of North Broadway and Park Avenue using the existing driveway with three travel lanes - one entering the Site, and two exiting the Site (with one exit lane dedicated as right-turn only). The entrance will be widened slightly to accommodate a landscaped center median and ADA compliant sidewalks. In addition, a new traffic light and pole and pedestrian crosswalk will be installed.

At the entrance to the Project Site, vehicles can either take a slight left turn and travel along the northern loop or take a right turn to the southern loop. The southern loop drive will travel between the western wing of the Convent and Mapleton. As the loop drive approaches the western wing of the Convent, there will be two surface parking areas with 29 spaces on either side of the drive to serve the Chapel and Mapleton. Continuing south, the loop drive will connect to a driveway serving the southwest-most townhouses. The loop drive will then continue east into the Site and would serve the multi-family building, the IL building, and the AL building, and linking up with the northern loop.

The northern loop roadway, which travels in an easterly direction, will continue to serve as the main entrance to the Elisabeth Haub School of Law at Pace University and associated parking, consistent with the existing cross-easements between the two sites. The northern loop driveway will also be the primary access route for the northernmost townhouses. Vehicles heading to the northernmost townhouses will veer right, then turn right to access the town homes.

At the juncture of the northern loop roadway where it meets the entrance to Pace University, vehicles can either head into the Pace Law School and associated parking areas, take a slight right and then turn left and continue easterly to the back of the site to access the IL and AL buildings and their associated parking garages, or turn right and continue in a southerly direction towards the front

entrances of the IL and AL buildings and the southernmost townhouses. The roadway at the back of the IL and AL buildings terminates at the garage entrance to the AL building and does not reconnect to the loop system.

The aforementioned juncture of the Pace Law School and the northern loop roadway (see above) would be physically modified from its present condition to prevent vehicles from traveling on Ross Street and entering the site via the Pace Law School rear surface parking area. Specifically, vehicles would not readily be able to make a left turn from the Pace Law School into the site. The use of raised channelizing islands and appropriate restrictive signing would prohibit such turning movements.

Vehicles exiting the AL and IL buildings, regardless of ingress/egress garage location, can only exit the site via the northern loop (heading south leads to the southernmost townhouses and a dead end/turn around area). In order to exit the Project Site, Vehicles must head in a northerly direction and back down the northern loop to North Broadway. Vehicles would be prohibited from making a right turn into the Pace Law School and exiting onto Ross Street.

An internal pedestrian sidewalk system with appropriately located crosswalks will be constructed along all of the Site's main access roadways. Internal, paved walking paths will be provided, connecting each building type and providing access to the numerous open space areas. The sidewalk system will also connect to the Pace Law School's existing sidewalks and to North Broadway.

There is an emergency access entrance proposed on Ross Street, which will be gated and used only for emergency vehicles. The Pace parking lot to the rear of the site will continue to access Ross Street.

The vehicular and pedestrian access is adequate, as confirmed by the Deputy Commissioner of Parking/City Transportation Engineer.

*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 have been provided subject to further confirmation by the Deputy Commissioner of Parking/City Transportation Engineer.

*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.*

Applicant submitted a very detailed Planting Plan and Plant Schedule as a part of its Landscape Plan (MPFP L-200). A significant number of trees, shrubbery, ground cover, and grass pavers are proposed around and within the entire Project Site that would supplement the abundant foliage and lawn areas that already exist within the Project Site. Of particular note, 17 new trees are proposed near the Assisted Living building, along Ross Street property line. Pursuant to a Condition from the White Plains Historic Preservation Commission, Applicant shall leave undisturbed the trees and plaque placed on or near the Site in memory of Lindsey M. Bonistall (March 20, 1985 - May 1, 2005). Based on the foregoing, the Landscape Plan is adequate.

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

Appropriate fire zones have been provided, including an emergency access entrance on Ross Street, which would be gated and used only for emergency vehicles.

*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.*

Significant landscaping is proposed, as discussed in Section 7.5.2.9 above.

*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.*

Prior to the start of demolition or construction activities on the Project Site, the Applicant shall prepare and implement a Construction Protection Plan ("CPP") in coordination with NYS OPRHP. The CPP must set forth the measures to be implemented to protect the Chapel, the Mapleton building, the retained west wing of the Convent, and Preston Hall (on the Pace Law School campus), which are the historic architectural resources located within 100 feet of the development on the Project Site, from inadvertent construction-related impacts. The CPP shall include pre-construction and post-construction inspections of the historic buildings; provisions for monitoring for cracks, vibration, and settlement; provisions for the installation of construction barriers; and provisions for stopping work as appropriate.

*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.*

As was mentioned in the Project History section above, the petition to rezone the Project Site required a comprehensive environmental review that included a Draft Environmental Impact Statement, a Final Environmental Impact Statement, a Findings Statement and Resolution. Section 2.8 of the Environmental Findings Resolution, entitled Cultural Resources, discusses, in detail, the natural features of the site, including habitats and historic structures, and lists several mitigation measures. Section 2.8 also outlines a series of mitigation measures to avoid and minimize the potential for an adverse archaeological impact from the Project, including the following:

The preparation of an Unanticipated Discoveries Plan (UDP) to avoid and minimize the potential for an adverse archaeological impact which shall be approved by the NYS OPRHP.

Consultation with the NYS OPRHP regarding restoration of the Mapleton building in accordance with the Secretary of the Interior's Standards.

Consultation with the NYS OPRHP regarding the partial demolition of the Convent and the preservation of the west wing of the Convent. As part of that consultation, the Applicant shall retain character-defining features of the interior spaces in the retained west wing, particularly at the first floor.

Consultation with the NYS OPRHP regarding the cleaning and, as needed, repairing of the façade of the Convent's west wing in accordance with the Secretary of the Interior's Standards.

Documentation and recording of the Good Counsel Complex, comprising all contributing buildings within the complex, including the Chapel and Mapleton building in accordance with State-level guidance and as directed by NYS OPRHP. The documentation report shall be provided to NYS OPRHP, the White Plains Collection of the Public Library, WPHPC, and the White Plains Historical Society. Recordation shall include interior and exterior photographs of the buildings'

existing conditions, historic photographs of the buildings, reproductions of historic plans (if available), and an accompanying historical narrative.

Consultation with the NYS OPRHP regarding the development and installation of one or more interpretive panels to be installed on the Site to provide information and photograph(s) describing and illustrating the history of the Good Counsel Complex. In addition, as was mentioned previously, the Applicant applied for and obtained from the White Plains Historic Preservation Commission ("the Commission") a Certificate of Appropriateness, pursuant to Section 9-6-7 of the Municipal Code, in order to further pursue this Site Plan Approval and the redevelopment of the Project Site. As a part of this Certificate of Appropriateness, Applicant will retain the Chapel of the Divine Compassion and Mapleton House, partially demolish the Good Counsel Convent, and completely demolish six (6) other contributing structures on the Site. Conditions of the Certificate of Appropriateness are as follows:

- Applicant's plan for the Site meets the approval of all relevant governmental departments of the City of White Plains;
- Applicant complies with all stipulations relating to the Site required by the New York State Office of Parks, Recreation and Historic Preservation including, but not limited to, a construction protection plan, the restoration of Mapleton House, creation of an interpretive exhibit about the history of the site, and an unanticipated discoveries plan;
- Applicant consents to the re-designation of a new historic site or district under Chapter 9-6 of the City Code, consisting of the Chapel of the Divine Compassion, Mapleton House, the remaining portion of the Convent, and the front lawn of the

Site, to be memorialized in description of said landmarked property to be provided by Applicant to the Commission;

- Applicant agrees to comply with the "Chapel Preservation Covenant" made on the November 25, 2015 by the Sisters of the Divine Compassion of the State of New York and recorded with the Westchester County Clerk on December 11, 2015;
- Applicant agrees to continue to maintain the exterior of the Chapel of the Divine Compassion and remaining portion of the Convent;
- Applicant agrees that the Convent, upon the completion of partial demolition and alteration, will appear as it does in Option 3, as presented to the Commission on November 10, 2021; and
- Applicant shall leave undisturbed the trees and plaque placed on or near the Site in memory of Lindsey M. Bonistall (March 20, 1985 - May 1, 2005).

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

The Applicant has provided a Photometric Plan (MPFP L-300) indicating lighting projection and location, in compliance with this Section.

*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.*

Implementation of the applicant's SWPPP will provide an effective strategy for managing stormwater runoff.

*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.*

Solar panels are not proposed at this time.

*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 development will reinforce the character of the adjacent neighborhood. Currently, the site is overgrown and occupied by vacant buildings that are in a state of disrepair. The proposed project will provide a mixture of housing types for varying income levels while preserving historic buildings that evoke the Project Site's former use and past. The expansive front lawn at the entrance into the Site will be maintained in order to retain the open space and character of North Broadway. Vehicular circulation remains contained within the Project Site's borders, with one main entry/exit at North Broadway. Significant landscaping is proposed, as well as walking paths and seating areas throughout the Site.

#### *Section 8 Off-"Street" Parking and Loading*

Subject to the Applicant's compliance with the applicable conditions contained in this approval resolution herein, the parking provided herein meets the parking requirements of Section 8.3 of the Zoning Ordinance.

NOW, THEREFORE, be it further

RESOLVED, that in accordance with Section 9-7-3 Affordable Housing Requirements, the Applicant shall buy-out of 17 affordable units at the requisite per unit fee of 1.25 times the HUD Westchester County AMI for a household of four for the year in which the project is approved and must be paid to the Affordable Housing Assistance Fund (AHAF) upon issuance of the first Temporary or Permanent Certificate of Occupancy (CO) for the residential units by the Building Commissioner. (Under the Westchester County HUD income guidelines, the current buy-out fee for 17 units would amount to \$3,119,500 (\$183,500 x 17); be it further

RESOLVED, that the Applicant must also provide ten affordable dwelling units within the project, five affordable housing units within the multi-family/workforce housing building for those qualifying at 50% and 60% of the Westchester County Area Median Income (AMI) and five additional dedicated ARHP affordable units within the multi-family/workforce building for those qualifying at 80% of the Westchester County AMI as follows:

<b>Unit Breakdown</b>	<b>Total Affordable Units</b>	<b>80% AMI Units</b>	<b>60% AMI Units</b>	<b>50% AMI Units</b>
Studio	2	2	0	0
1BR	6	3	2	1
2BR	2	0	2	0
<b>Total</b>	<b>10</b>	<b>5</b>	<b>4</b>	<b>1</b>

The dedicated ARHP Affordable Units must remain affordable for the life of the project; and be it further

RESOLVED, that the Common Council finds that pursuant to New York State General City Law § 27-a, that the amount of publicly accessible open space proposed at the Project Site provides adequate land for park and recreation facilities based on the project's anticipated requirement for the project's anticipated generation of 678 additional City residents and, therefore, payment of a fee in-lieu of parkland is not required for the project; and be it further

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

A. As per the recommendation set forth in the communication of the Commissioner of Planning dated January 22, 2024:

1. The Common Council designate the subject property as a "Development Site" pursuant to Section 2.2 of the Zoning Ordinance.
2. Prior to the issuance of any Certificates of Occupancy for the Independent Living Facility and the Assisted Living Facility, Applicant shall submit a Management Plan, pursuant to Section 5.11.7 of the Zoning Ordinance, which describes the ownership and operation of the Project Site, and which management plan is designed to assure the operation of all "uses" and accessory and ancillary "uses" are in accordance with the requirements of Section 5.11.7. The Management Plan shall also include a Reciprocal Easement Agreement with covenants regarding maintenance of the roadways, landscaping, utilities, etc.
3. The Deputy Commissioner of Parking/City Transportation Engineer's approval of the proposed joint use parking plan pursuant to Section 8.5.3 of the Zoning Ordinance.

4. Applicant shall implement a traffic monitoring system, as described in the Deputy Commissioner of Parking/City Transportation Engineer's Communication dated January 24, 2022. Turn violations must be compared to traffic anticipated at the Ross Street access as shown in the Environmental Impact Statement. If there is a significant difference in these numbers (greater than twenty percent), other measures such as gate controls, or similar as selected by the City's Deputy Commissioner of Parking/City Transportation Engineer, must be installed to reduce violations.

5. Applicant shall land-bank areas within the Project Site to provide 21 additional parking spaces (JMC C104) to be constructed, if necessary. Applicant to conduct post-construction monitoring of actual parking utilization to determine if the land-bank parking should be constructed.

6. Applicant shall comply with the conditions made by the New York State Office of Parks, Recreation and Historic Preservation including, but not limited to, development and implementation of a construction protection plan, restoration of Mapleton House, creation of an interpretive exhibit about the history of the Project Site, and a development of an unanticipated discoveries plan.

7. Applicant shall comply with the conditions of the Certificate of Appropriateness granted by the White Plains Historic Preservation Commission, dated November 10, 2021, including, but not limited to, the re-designation of a new historic site or district under Chapter 9-6 of the City Code, consisting of the Chapel of the Divine Compassion, Mapleton House, the remaining portion of the Convent, and the front lawn of the Site, and Applicant shall leave undisturbed the trees and plaque placed on or near the Site in memory of Lindsey M. Bonistall (March 20, 1985 - May 1, 2005).

8. Landscaping shall consist of native species and continue to be maintained in a healthy growing condition throughout the duration of the "structure" or "use" which it is intended to

serve. Any planting not so maintained shall be replaced with new plants at the beginning of the next growing season.

9. Applicant shall prepare and implement a Construction Protection Plan ("CPP"), in coordination with New York State Office of Parks, Recreation and Historic Preservation, to protect the Chapel, the Mapleton building, the retained west wing of the Convent, and Preston Hall (on the Pace Law School campus), from inadvertent construction-related impacts. The CPP shall include pre-construction and post-construction inspections of the historic buildings; provisions for monitoring for cracks, vibration, and settlement; provisions for the installation of construction barriers; and provisions for stopping work as appropriate. The CPP shall be subject to the approval of the Commissioners of Building, Public Works, Planning, and the Environmental Officer.

10. 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, Planning and the Environmental Officer.

11. 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.

12. 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 Department of Parking/Traffic Division dated January 24, 2022:

1. The impact of projected traffic on the surrounding streets has been projected as minimal during peak hours. Only one studied intersection has a slight degradation in level of service. The proposed new development is also designed to not add traffic to Ross Street by creating a circuitous ring road and thereby favoring the North Broadway access. There is also an intersection at the northeast corner of the development site which discourages travel to and from Ross Street through geometric design and turn restriction signage. The Department has stated that this design should be sufficient to deter traffic from utilizing Ross Street but that the situation should be monitored.

To clarify the monitoring procedure, a video or manual traffic count (2 Hrs. AM Peak and 2 Hrs. PM Peak) must be conducted on an annual basis once construction is complete and the site is at ninety (90) percent occupancy. The count should be for the northeast internal intersection which has the turn restrictions. The data must be collected during only one of the months of April, May, September and October. Turn violations must be compared to traffic anticipated at the Ross Street access as shown in the Environmental Impact Statement. If there is a significant difference in these numbers (greater than twenty (20) percent), other measures such as gate controls must be installed to reduce violations.

D. As per the recommendation set forth in communication of the Commissioner of Public Works, dated December 19, 2023:

1. The Stormwater Pollution Plan (SWPPP), dated 10/4/23, submitted by the Applicant, has been approved. However, since the Applicant is applying for site coverage under the state's Brownfield Cleanup Program (BCP,) the Commissioner of Public Works cannot sign the MS4 acceptance form until the site is remediated and the State Pollutant Discharge Elimination System (SPDES) permit associated with the Brownfield program cleanup is

closed. Additionally, as the plans are further developed, revisions or amendments to the SWPPP, in accordance with the current 'NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity,' will be required.

2. The Applicant must comply with all requirements agreed to between themselves and The New York State Office of Parks, Recreation and Historic Preservation, pertaining to the construction activities at the site affecting a historic property.

3. A copy of a Memorandum of Understanding between Elisabeth Haub School of Law at Pace University and WP Development NB, LLC, dated 3/29/23, was submitted to the City in place of a sewer easement required to provide sewer service to the proposed rear building. Since the applicant has only submitted the aforesaid memorandum of understanding, the applicant must submit for review and approval to both the Department of Public Works and the City Corporation Council, a private utility easement, including the correct Schedule A, and an associated map showing the proposed easement through the adjacent property for the proposed sanitary sewer service to discharge to the City's sanitary sewer main.

The approved easement agreement must also be executed; recorded in the County Clerk's Division of Land Records office, along with proof that the approved easement has been recorded. All of this must be accomplished prior to the issuance of any building permits for construction of improvements on the site.

4. The development of these parcels will place an increased demand on the City's existing infrastructure. The water main infrastructure will require upgrades, at the developer's expense, to ensure adequate water supply for the proposed development. In addition to the water main being installed within the project site from North Broadway, the Applicant will also be required to replace the existing 6" water main located within the dead-end portion of Stewart Place and the 6" water main in Ross Street with a new 16" DIP (SP CL 56) with a

total approximate length of 1,978 LF. The proposed water main through the property will require a utility easement.

5. The Applicant must coordinate with the Department of Public Works for the official addresses of all buildings and units after the final plans have been approved and coordinate with the U.S. Post Office for the specifications and placement of any community mailboxes.

6. All catch basin grates, trench drains, and curb pieces installed with this project must include eco-friendly markings, since the stormwater collection system will discharge into the City municipal drain system. Any existing catch basins abutting the property must be converted, where needed, to "bike safe" eco-friendly grates and curb pieces. Any of these drainage structures that need repair must be updated, repaired or replaced at the Applicant's expense.

7. The foundation must be designed without discharging groundwater with sump pumps or foundation drains. Any proposed underdrains must be installed above the groundwater elevation. Groundwater is not permitted to be continuously drained from the site. Dewatering will only be permitted during construction, and treatment may be required to prevent contamination from leaving the site.

8. The construction of all stormwater facilities must be under the supervision of the stormwater design Engineer of Record. To ensure the proper maintenance of the site's stormwater device(s), an as-built drawing must be provided to the Department of Public Works, signed and sealed by this engineer or by a New York State Licensed Land Surveyor, and a typical escrow account must be established for the maintenance of the permanent stormwater facilities. The Commissioner of Public Works has the right to utilize this escrow account to perform maintenance work, should the owner fail to be responsive. Further, the City's Department of Public Works, if required to contract the work, will receive an additional 20% of all costs as an administrative fee. A standard DPW Stormwater

Maintenance Agreement must be executed with the City, approved by the Corporation Counsel, prior to the issuance of a temporary Certificate of Occupancy (TCO.)

9. Interference may be encountered with existing utilities (i.e. - gas, electric, traffic control, communication, etc.) that lie within the work area but are not all shown on the plans. Test pits are required in the area of underground utility crossings. In addition, the utility location information must be obtained from all utility companies and included in the plans. All existing utilities, including any gas or underground electric, on North Broadway, Stewart Place and Ross Street must be included on the utility plan; include the pipe size and number of duct banks where applicable.

10. All tree species being proposed within the City's right-of-way must be New York native species and will require approval from the Commissioner of Public Works prior to ordering and planting.

11. Upon completion of the proposed development, an as-built drawing, signed and sealed by the engineer of record, must be submitted detailing all utilities, including the drainage system as installed and all site drainage features existing and proposed, before the issuance of a temporary Certificate of Occupancy (TCO.)

12. 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:

i. 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.

ii. 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.

iii. All diesel-powered non-road vehicles in use at this construction site shall be fueled only with ultra-low sulfur diesel having a sulfur content of no more than fifteen (15) parts per million. All fuel delivered for use at this construction site shall consist of said fuel.

iv. "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.

v. "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

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WHITE PLAINS GRANTING A ONE YEAR EXTENSION OF SITE PLAN APPROVAL TO WP DEVELOPMENT NB LLC FOR THE REDEVELOPMENT OF PROPERTY KNOWN AS 52 NORTH BROADWAY**

WHEREAS, on February 5, 2024, the Common Council of the City of White Plains, after adopting environmental findings, approved a site plan application submitted on behalf of WP Development NB LLC (the “Applicant”) for a Planned Residential Development consisting of a new multi-family residential building containing 48 dwelling units, an integrated senior care facility consisting of a six-story independent living facility and a four-story assisted living facility, and 28 single-family townhouses with 428 off-street parking spaces and approximately 8 acres of open space at 52 North Broadway (the “Project”); and

WHEREAS, the Project is located on an approximately 16.09 acre site with approximately 675 feet of frontage along North Broadway and 441 feet of frontage along Ross Street and is known and designated on the tax assessment map of the City of White Plains as Section 125.52, Block 2, Lot 5-1; and

WHEREAS, the Project is located in a Planned Residential Development Zoning District (PRD); and

WHEREAS, as part of the February 5, 2024 Approval, the Applicant was required to provide ten affordable dwelling units within the project, five affordable housing units within the multi-family/workforce housing building for those qualifying at 50% and 60% of the Westchester County Area Median Income (AMI) and five additional dedicated ARHP affordable units within the multi-family/workforce building for those qualifying at 80% of the Westchester County AMI as follows:

<b>Unit Breakdown</b>	<b>Total Affordable Units</b>	<b>80% AMI Units</b>	<b>60% AMI Units</b>	<b>50% AMI Units</b>
Studio	2	2	0	0

1BR	6	3	2	1
2BR	2	0	2	0
Total	10	5	4	1

\*The dedicated ARHP Affordable Units must remain affordable for the life of the project

WHEREAS, as part of the February 5, 2024 Approval, the Applicant agreed to buy-out of 17 affordable units at the requisite per unit fee of 1.25 times the HUD Westchester County AMI for a household of four for the year in which the project was approved, which fee must be paid to the Affordable Housing Assistance Fund (AHAF) upon issuance of the first Temporary or Permanent Certificate of Occupancy (CO) for the residential units by the Building Commissioner. (Under the Westchester County HUD income guidelines, the buy-out fee for 17 units amounted to \$3,119,500 (\$183,500 x 17); and

WHEREAS the February 5, 2024 Approval Resolution contained 25 conditions (“the Approval Conditions”); and

WHEREAS, the Common Council, at a meeting held on February 3, 2025, received a communication from the Commissioner of Building, dated January 24, 2025, forwarding a letter dated January 22, 2025, from William Null of Cuddy & Feder LLP, counsel for the Applicant, requesting an one (1) year extension of the February 5, 2024 Approval of the project in anticipation of the Applicant's failure to complete substantial construction within one (1) year as required by Section 7.6 of the Zoning Ordinance of the City of White Plains; and

WHEREAS, the request for the extension of the February 5, 2024 Approval was referred by the Common Council at its February 3, 2025 meeting to the Departments of Law, Building, Planning, Public Safety, Public Works, and Parking, and the Planning Board, Design Review Board, Transportation Commission, Environmental Officer and the Westchester County Planning Board for review, comments and recommendations; and

WHEREAS, the Common Council, at a meeting held on March 3, 2025, in relation to the one (1) year extension of the February 5, 2024 Approval, received communications from the Commissioner of Building, dated February 26, 2025; the Commissioner of Planning, dated February 17, 2025; the Commissioner of Public Works, dated February 14, 2025; the Commissioner of Public Safety, dated February 6, 2025; the Commissioner of Parking, dated February 10, 2025; the Deputy Commissioner of Parking for Transportation Engineering, dated February 14, 2025; the Chair of the Planning Board, dated February 19, 2025; the Acting Chair of the Transportation Commission, dated February 20, 2025; the Design Review Board, dated February 11, 2025; and the Environmental Officer, dated February 26, 2025; and

WHEREAS, there have been no material changes to the project since the Site Plan Approval granted on February 5, 2024 and the Master Plan Approval granted in March 1, 2021, nor are there any materially changed circumstances having occurred that would affect the basis for the prior approval that would affect the basis for the extension; and

WHEREAS, in connection with this instant application, the Common Council, at its meeting held on March 3, 2025: (a) reconfirmed and designated itself to serve as the Lead Agency for the environmental review of the Proposed Action; (b) reconfirmed and determined that the Proposed Action with over 250 dwelling units in a city having a population of less than 150,000, represents a Type 1 Action under SEQR regulations; (c) determined that there have been no material changes to the project since the Site Plan Approval granted on February 5, 2024 and the Master Plan Approval granted in March 2021, nor are there any materially changed circumstances having occurred that would affect the basis for the prior approval having been granted; and (d) reconfirmed and determined 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 reviewed and considered the comments and recommendations from the various City departments, boards, commissions and officers and the

standards set forth in the Zoning Ordinance, including, but not limited to, Sections 4, 6, 7 and 8;  
and

NOW, THEREFORE, be it

RESOLVED, that the Common Council hereby extends until February 5, 2026, the site plan approval to construct a Planned Residential Development at 52 North Broadway subject to the Applicant's compliance with the Approval Conditions in the February 5, 2024 Approval and to pay the required set-aside for 17 affordable units at the requisite per unit fee of 1.25 times the HUD Westchester County AMI for a household of four for a total fee of \$3,119,500 as contained in the original approval.

# Short Environmental Assessment Form

## Part 1 - Project Information

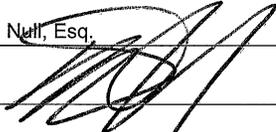
### Instructions for Completing

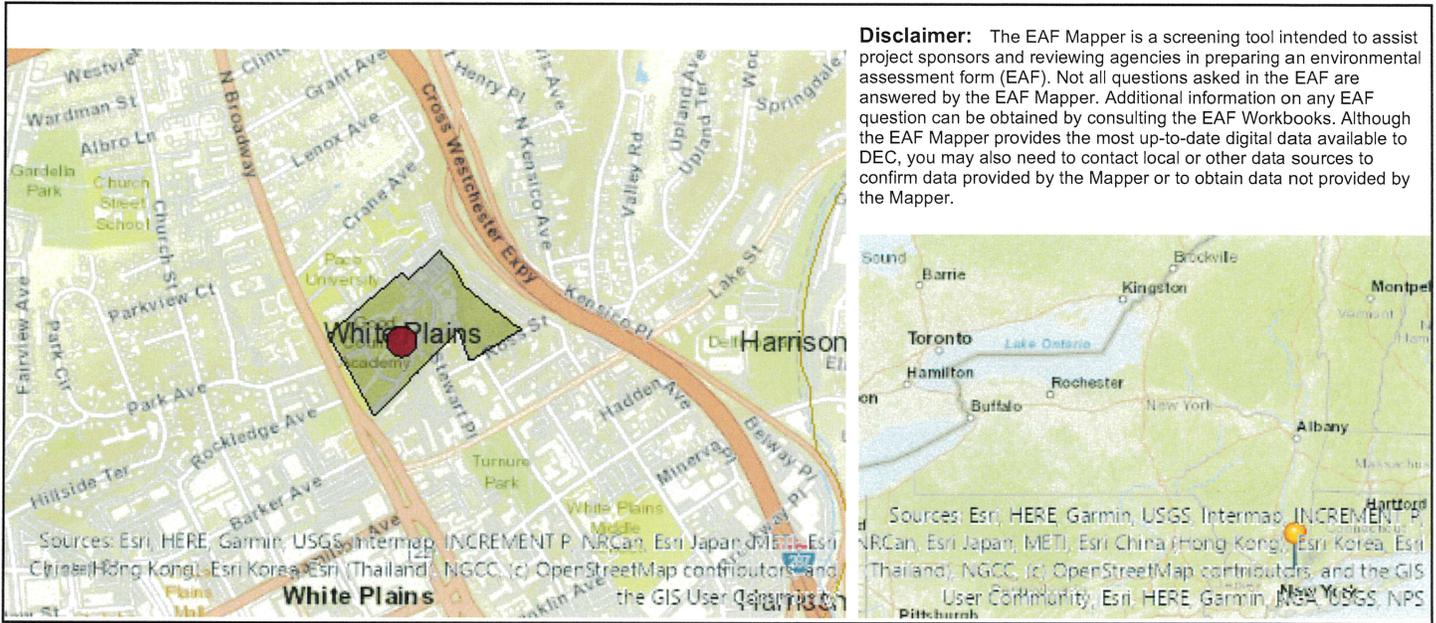
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: WP Development NB LLC			
Project Location (describe, and attach a location map): 52 North Broadway, White Plains, NY (SBL: 125.52-2-5.1)			
Brief Description of Proposed Action: Site Plan Approval for the proposed redevelopment of the property consisting of approximately 16.09 acres with 48 Multi-family Workforce housing units, 232 Independent Living Units, 28 town homes and 103 assisted living units for a total of 411 housing units with 428 off-street parking spaces and approximately 8 acres of open space.			
Name of Applicant or Sponsor: WP Development NB LLC		Telephone: 212-481-1122 E-Mail: pduncan@gcomfort.com	
Address: 200 Madison Avenue, 26th Floor			
City/PO: New York		State: NY	Zip Code: 10016
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 checked="" 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: Common Council Approval			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		16.18 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		16.18 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 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? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
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?  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 type="checkbox"/>	<input checked="" type="checkbox"/>	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
	<input type="checkbox"/>	<input type="checkbox"/>	YES

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Peregrine Falcon	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>William S. Null, Esq.</u> Date: <u>1/28/26</u> Signature:  Title: <u>Attorney for the Applicant</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Mr. Frei-Pearson 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.

Mr. Wolff seconded the motion.  
Carried.

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

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JUSTIN C. BRASCH  
MAYOR

FRANK WILLIAMS, JR., Ph.D.  
EXECUTIVE DIRECTOR  
ELIZABETH ALMONTE, MBA  
DEPUTY DIRECTOR

February 10, 2026

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL:

The White Plains Youth Bureau submits the names of Danielle Solinski and Maya Amir for consideration by the Mayor for appointment on the Mayor's Youth Board. Danielle Solinski is a lifelong resident of White Plains and Maya Amir is a White Plains resident and a freshman at the White Plains High School. Both Danielle and Maya 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, Youth Bureau

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

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

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Jill Iannetta  
City Clerk