

WHITE PLAINS URBAN RENEWAL AGENCY

RESOLUTION 03-2019

RESOLUTION TO APPROVE THE INCLUSION OF URBAN RENEWAL PROPERTY IN AN APPLICATION TO THE COMMON COUNCIL FOR SITE PLAN APPROVAL

WHEREAS:

- A. The White Plains Urban Renewal Agency (the “Agency”) approved an Urban Renewal Plan for the Central Renewal Project, NY R-37 by resolution of the Agency dated July 14, 1964 and by resolution of the Common Council (“Common Council”) of the City of White Plains (“City”) by resolution dated July 6, 1964 (“Initial Plan”);
- B. The White Plains Urban Renewal Agency owns certain unimproved rights-of-way within the Central Renewal Project Area, including the unimproved portion of North Lexington Avenue easterly adjacent to the privately owned 1 Water Street parcel;
- C. The owner of property known as 1 Water Street, 1 Water Street LLC, located on the northeast corner of the intersection of Ferris Avenue and Water Street and designated on the tax assessment map of the City of White Plains as Section 125.66, Block 2, Lot 1 (the “Property”), seeks to redevelop the site and submit a site plan application to the White Plains Common Council;
- D. The proposed redevelopment of 1 Water Street includes the demolition of the existing office building on the Property and the redevelopment of the Property with a new mixed-use residential/commercial project containing approximately 300 dwelling units and neighborhood retail space, publicly accessible open space, and related parking and infrastructure;
- E. In order to improve site access and quality of the publicly accessible open space proposed, it was determined that it would be mutually beneficial to the Agency, City and the owner of 1 Water Street to swap an approximately 12,328 square foot portion of the unimproved North Lexington Avenue which abuts the Property to the east (“the WPURA Swap Parcel”) [the entire width of North Lexington Avenue which runs from Water Street to the end of the adjoining property presently used as an auto dealership (the “Urban Renewal Property”) is intended to be discontinued] with an approximately 12,610 square foot portion of the Property fronting on Ferris Avenue and located to the north of the Property (the “Swap Parcel”);
- F. The areas of land proposed to be exchanged are shown on the attached plan entitled, “Exhibit 1 – Civil Overlay Study”, dated November 5, 2018;
- G. The land swap would result in (1) an improved site plan and project for the Applicant and the City, and (2) a separate development parcel with frontage on Ferris Avenue for potential

future use by the City of White Plains;

NOW, THEREFORE, BE IT RESOLVED THAT

1. The Agency hereby authorizes 1 Water Street, LLC's application to the Common Council for site plan approval to include the WPURA Swap Parcel as part of the project for site plan approval.

Dated: April 18, 2019

Adopted: April 23, 2019

WHITE PLAINS URBAN RENEWAL AGENCY

70 Church Street, White Plains, New York 10601

(914) 422-1300 Fax: (914) 422-1301

CERTIFIED COPY

1. I am the duly qualified and acting Assistant Secretary of the White Plains Urban Renewal Agency (the "Agency"). I am the custodian of the minutes of the meetings of the Agency and am authorized to execute this certificate.
2. Attached hereto is a correct copy of **Resolution 03-2019**, (the "Resolution"), adopted at a meeting of the Agency held on **April 23, 2019**, (the "Meeting"), which Resolution is now in full force and effect.
3. The Meeting was duly convened and held in accordance with law and the by-laws of the Agency, and proper notice of the Meeting was given. A legal quorum of the Agency was present throughout the Meeting and a legally sufficient number of members of the Agency duly voted for the adoption of the Resolution.
4. The authority delegated to the Chairman in the Resolution has not been altered or revoked in any way.
5. The seal that appears below is the official seal of the Agency and was duly affixed by me at the time I executed this certificate on **April 23, 2019**.



Christopher N. Gomez
Executive Director



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March 13, 2019

By Email and Hand Delivery

Honorable Thomas M. Roach, Chairman
and Members of the Board
White Plains Urban Renewal Agency
City of White Plains
255 Main Street
White Plains, New York 10601

Re: Proposed Project at 1 Water Street, White Plains, New York.

Dear Chairman Roach and Members of the Board:

This firm represents 1 Water Street LLC, a related entity of Mack-Cali (the "Applicant"), the owner of the property located at 1 Water Street, White Plains. The property is also known and designated on the tax assessment map of the City as Section 125.66, Block 2, Lot 1 (the "Property") and is located at the northeast corner of the intersection of Ferris Avenue and Water Street. The Applicant is proposing demolition of the existing office building on the Property and the redevelopment of the Property with a new mixed-use residential/commercial project containing approximately 300 dwelling units and neighborhood retail space, together with related parking and infrastructure.

The Applicant has met with City professional staff to discuss the proposed project, and as a result of those discussions, it was determined that it would be mutually beneficial to the Applicant and the City to swap an approximately 12,328 square foot portion of the unimproved North Lexington Avenue (the "Urban Renewal Property") which abuts the Property to the east with an approximately 12,610 square foot portion of the Property fronting on Ferris Avenue (the "Swap Parcel"). The proposed project and areas of land proposed to be exchanged are shown on the enclosed plan entitled, "Exhibit 1 – Civil Overlay Study", prepared by Lessard Design Inc., PC and dated November 5, 2018.

Honorable Thomas M. Roach, Chairman
and Members of the Board

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The land swap would result in an improved site plan and project for the Applicant, and a separate development parcel with frontage on Ferris Avenue across from the existing firehouse with a potential for use by the City of White Plains. Because the Urban Renewal Property is owned by the Agency, we are writing on behalf of the Applicant to respectfully request that the Agency consent to the inclusion of the Urban Renewal Property as part of the Applicant's project site in its applications to the Common Council for site plan approval and for the discontinuance of a certain unimproved portion of North Lexington Avenue extending from Water Street to the end of the adjoining property presently used as an auto dealership. We recognize that this would be only a preliminary step, and the action of the Agency at this time would in no way convey any rights to the Urban Renewal Property to the Applicant. If the Agency consents, the Applicant will request approval of the disposition of the Urban Renewal Property to the Applicant, and will enter into a land disposition agreement for the Urban Renewal Property with the Agency in due course. The Applicant proposes that any land disposition agreement between the Agency and the Applicant also include provisions for a temporary easement from the Agency in favor of the Applicant over the Swap Parcel to permit the Applicant to utilize the Swap Parcel for staging during the construction of the project.

We respectfully ask that this matter be placed on the next available agenda of the Agency for discussion and consideration of approval of our request. Thank you for your consideration, and we look forward to meeting with you at your next available opportunity.

Very truly yours,

Mark P. Weingarten
MARK P. WEINGARTEN 

Enclosures

cc: John Callahan, Esq., Chief of Staff and Corporation Counsel
Arthur Gutekunst, Esq., Senior Assistant Corporation Counsel
Christopher N. Gomez, Commissioner of Planning
James Stover, Mack-Cali

