WHITE PLAINS URBAN RENEWAL AGENCY
RESOLUTION 12-2014

RESOLUTION (1) FINDING THE PROPOSED AREA FOR THE WESTCHESTER AVENUE URBAN RENEWAL PROJECT, PROJECT NO. WPUR-14 DESCRIBED HEREIN TO BE APPROPRIATE FOR URBAN RENEWAL; (2) RECOMMENDING THAT THE COMMON COUNCIL DELINEATE AND DESIGNATE THE AREA FOR THE WESTCHESTER AVENUE URBAN RENEWAL PROJECT, PROJECT NO. WPUR-14, AND, (3) UPON SAID DESIGNATION, DIRECTING THE AGENCY STAFF TO PREPARE AN URBAN RENEWAL PLAN FOR THAT AREA FOR SUBMISSION TO THE AGENCY.

WHEREAS:

A. The staff of the White Plains Urban Renewal Agency (the "Agency") and the Department of Planning undertook and prepared the Urban Renewal Project Area Designation Report for the Westchester Avenue Urban Renewal Project No. WPUR – 14 ("Project Area Designation Report") dated November 18, 2014, to assess the conditions of the properties located in the area proposed for designation as the Westchester Avenue Urban Renewal Project Area, Project No. WPUR-14, shown on Figure 1, "Westchester Avenue Urban Renewal Project, URP-14 Parcels and Zoning," which delineates the project area boundary and parcels. The Project Area includes a total of 19 properties totaling 6.2 acres along portions of Westchester Avenue and Franklin Avenue. The 19 properties are also listed on Table 1 in said Report.
B. The properties located in the proposed Westchester Avenue Project Area have not been previously reviewed or considered for urban renewal project designation.
C. The Area Designation Report for the Westchester Avenue Urban Renewal Project No. WPUR – 14, dated November 18, 2014, demonstrates that the Westchester Avenue Project Area is appropriate for urban renewal in accordance with Section 502 of Article 15 of the NYS General Municipal Law for the following reasons:
    1. Irregularity of the lots
    2. Inadequacy of streets, circulation, and parking
    3. Inadequate utilization of land
    4. Poorly functioning drainage area
    5. Traffic safety and congestion
D. As a result, Agency staff has found that:
    1. The area has the potential to have a blighting influence on surrounding residential and commercial properties.
    2. The proper development or redevelopment of this area can best be effectuated under the provisions of Article 15 of the NYS General Municipal Law; and
    3. The implementation of an urban renewal project in this area is in the interest of sound community planning and in the public interest.
E. The Agency staff has recommended that the Agency find the Westchester Avenue Project Area to be appropriate for urban renewal in accordance with NYS General Municipal Law Section 502.
F. The Agency staff has further recommended, pursuant to NYS General Municipal Law Section 505, that, due to the scope of the Westchester Avenue Project Area, it is appropriate to (a) have the urban renewal activities in the designated area carried out in stages and (b) prepare urban

renewal plans for each portion of the Westchester Avenue Project Area in phases.

G. Based on its findings, Agency and City Staff have recommended that the Agency find that
   1. Due to the factors inhibiting redevelopment listed above, the proposed WPUR-14 Project Area requires substantial continuing capital investment and rehabilitation to arrest the conditions causing these properties to be in a blighted condition and causing the area represented by these properties to be a blighting influence on the surrounding area, as defined in NYS General Municipal Law Section 502.4;
   2. Capital investment in expanded municipal parking facilities would help to alleviate parking shortages in the area that contribute to the blighted or blighting conditions. This could best be effectuated by the inclusion of these municipal parking properties into the Westchester Avenue Urban Renewal Project WPUR-14 Project Area, which would facilitate otherwise unavailable public and private alternatives, including public/private partnerships, available under the provisions of Article 15 of the NYS General Municipal Law;
   3. Consistent with NYS General Municipal Law Section 502.4, it is appropriate that the certain identified Project Area parcels and improvements be included in the Westchester Avenue Urban Renewal Project WPUR-14 Project Area, even though these buildings and improvements are "not in themselves substandard or insanitary," but are properties, "the inclusion of which is deemed necessary for the effective undertaking of one or more urban renewal programs;" and
   4. The implementation of an urban renewal project in the Westchester Avenue Urban Renewal Project WPUR-14 Project Area is in the interest of sound community planning and in the public interest.

NOW THEREFORE BE IT RESOLVED THAT:

A. The Urban Renewal Agency hereby finds that the proposed Westchester Avenue Urban Renewal Project Area WPUR-14 is necessary and appropriate to address the blighted or blighting area represented by these properties.
B. The Agency further finds that not to address the blighted or blighting conditions of this area may tend to impair or arrest the sound growth and development of the surrounding area, including the preservation and growth of retail and commercial office businesses and governmental uses in the surrounding area, the downtown and the City as a whole.
C. The Agency hereby makes the following findings with respect to the delineation and designation of the proposed Westchester Avenue Urban Renewal Project WPUR-14 Project Area:
   1. Due to the factors inhibiting redevelopment listed above, the proposed WPUR-14 Project Area requires substantial continuing capital investment and rehabilitation to arrest the conditions causing these properties to be in a blighted or blighting condition and causing the area represented by these properties to be a blighted or blighting area, as defined in NYS General Municipal Law Section 502.4;
   2. Capital investment in expanded municipal parking facilities would help to alleviate parking shortages in the area that contribute to the blighted or blighting conditions. This could best be effectuated by the inclusion of these municipal parking properties into the Westchester Avenue Urban Renewal Project WPUR-14 Project Area, which would facilitate otherwise unavailable public and private alternatives,

including public/private partnerships, available under the provisions of Article 15 of the NYS General Municipal Law;

3. Consistent with NYS General Municipal Law Section 502.4, it is appropriate that the certain identified Project Area parcels and improvements be included in the Westchester Avenue Urban Renewal Project WPUR-14 Project Area, even though these buildings and improvements are "not in themselves substandard or insanitary," but are properties, "the inclusion of which is deemed necessary for the effective undertaking of one or more urban renewal programs;" and
4. The implementation of an urban renewal project in the Westchester Avenue Urban Renewal Project WPUR-14 Project Area is in the interest of sound community planning and in the public interest.

D. The Agency hereby recommends that the Common Council, on its own motion and pursuant to Section 504 of Article 15 of NYS General Municipal Law, approve the delineation and designation of the "Westchester Avenue Urban Renewal Project. WPUR-14 Project Area, to include the 19 properties as shown in the "Urban Renewal Project Area Designation Report for the Westchester Avenue Urban Renewal Project No. WPUR – 14," attached hereto and made a part hereof as shown in Figure 1 of said Report and listed on Table 1 of said Report.

E. The Agency further recommends that the Common Council request that the Agency prepare an Urban Renewal Plan for the first phase of the Westchester Avenue WPUR-14 Project, to address the long term rehabilitation, operation, maintenance of, and the continued capital investment in affording "maximum opportunity to private enterprise, consistent with the sound needs of the municipality as a whole, for the undertaking of an urban renewal program."

Dated: November 19, 2014
Adopted: November 24, 2014

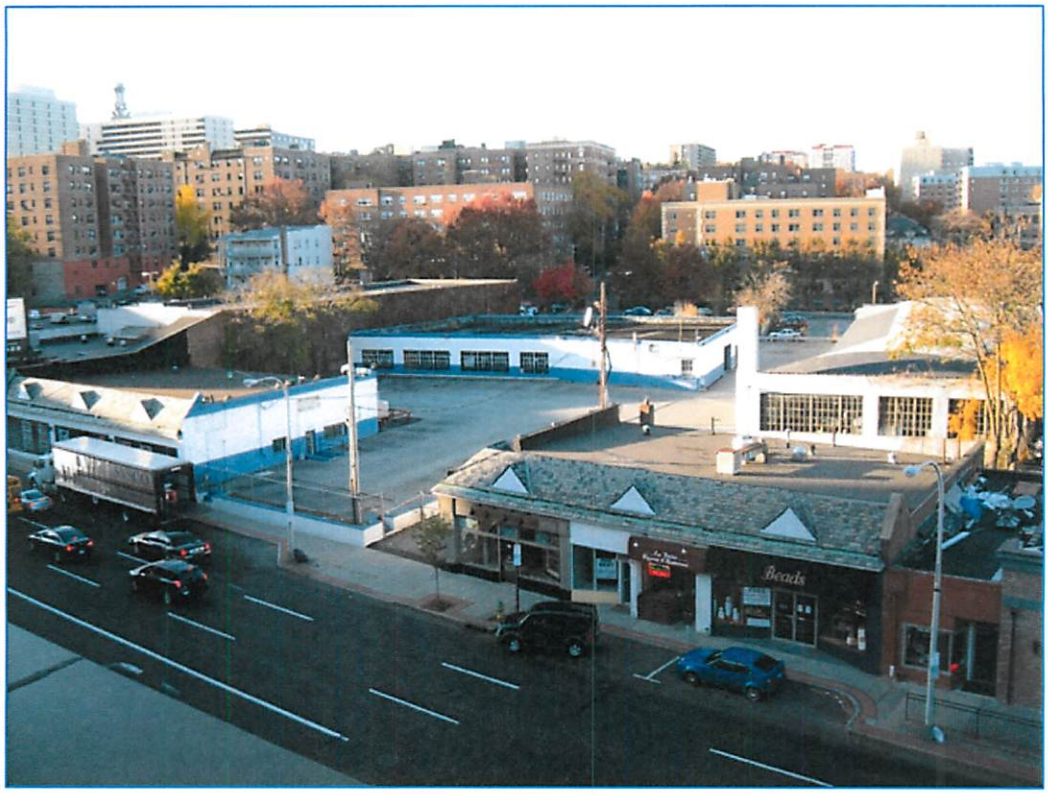
WHITE PLAINS URBAN RENEWAL AGENCY

WHITE PLAINS, NEW YORK

URBAN RENEWAL PROJECT AREA DESIGNATION REPORT

for the

WESTCHESTER AVENUE URBAN RENEWAL PROJECT NO. WPUR – 14



Prepared: November 18, 2014

Adopted: November 24, 2014

I. PROJECT PURPOSE

The purpose of this study is to document existing economic and physical conditions, analyze recent trends, and evaluate the appropriateness of the proposed "Westchester Avenue Urban Renewal Project 14 (URP-14) Area" for designation as an "urban renewal" area pursuant to New York State (NYS) General Municipal Law Article 15, Section 502(3). "Urban renewal" is defined therein as "a program established, conducted and planned by a municipality for the redevelopment, through clearance, replanning, reconstruction, rehabilitation, and concentrated code enforcement, or a combination of these and other methods, of substandard and insanitary areas of such municipalities. An "urban renewal area" is defined in Section 502(9) as "an area designated by the governing body, or by the commission where so authorized to act by the governing body, pursuant to §504 of this article as appropriate for urban renewal. . ."

Before urban renewal can occur, the Common Council must establish an Urban Renewal Area by:

1. Certifying the area as appropriate for urban renewal; and by
2. Requesting the preparation by the White Plains Urban Renewal Agency of an Urban Renewal Plan which establishes goals for future redevelopment of the area with recommendations for land use, zoning, and site planning.

This report addresses the initial requirement of the process—the certification of the area as appropriate for urban renewal.

II. EXISTING CONDITIONS

A. LOCATION

The proposed Westchester Avenue Urban Renewal Project Area encompasses 19 parcels of land totaling approximately 6.2 acres on the north side of Westchester Avenue directly opposite the Westchester Mall (see Figure 1 and Table 1, "Westchester Avenue URP-14 Parcels," below). Located just west of the Bloomingdale Road exit of Interstate-287, the URP-14 Project Area has excellent highway access. It lies just outside the City's downtown area and is about one mile from the White Plains TransCenter and Metro North rail station.

B. LAND USE

Table 1, below, provides land use and other detailed parcel information for properties in the project area. Land use in the project area is dominated by auto-related uses, including:

- The White Plains Chrysler Jeep Dodge car dealership and its associated auto service center and service parking area totaling 3.3 acres of the 6.2-acre site;
- At-grade municipal parking known as the "Franklin Avenue Lot," covering about one acre of the site; and
- Two car rental agencies (Enterprise and Avis/Budget), which together occupy approximately 0.6 acres.

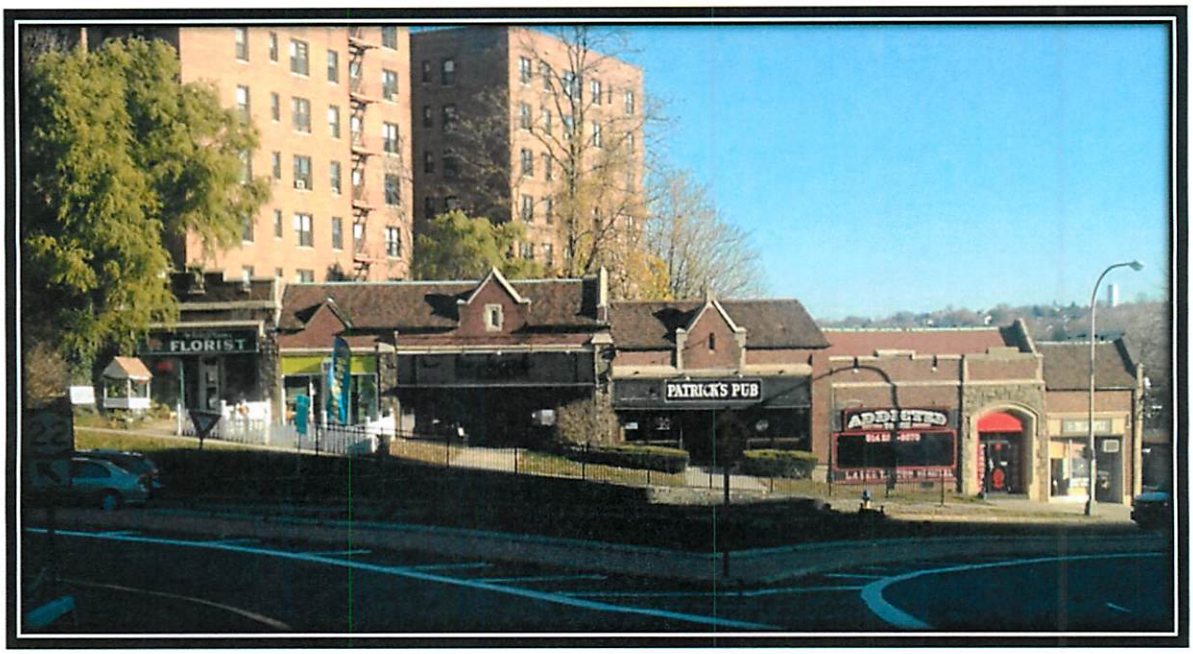
Combined, the auto related uses occupy fully 78 percent of the proposed urban renewal project area. At its western edge and adjacent to Enterprise Car Rental along Westchester Avenue, the project area contains a small building with six storefronts. Current businesses operating at this location include a florist, a groomer, a pub, a tattoo parlor, and a barber. There is one vacant storefront at this location. In addition, there is a diner on the other side of Enterprise Car Rental. Further along Westchester Avenue, there are three attached multi-tenant retail buildings at the eastern edge

of the project area next to Avis/Budget Car Rental. Current businesses at these three locations include the Westchester Burger restaurant, a window treatments store and a tailor shop. Two storefronts at this location are vacant, including the spaces formerly occupied by a pizzeria and a bead store. In addition, the building next to Westchester Jeep is vacant (80 Westchester Avenue). In total, there are four vacant storefronts along Westchester Avenue.

With the exception of one three-story residential building, the Franklin Avenue side of the site is utilized solely for parking cars, including car dealer-related parking and municipal parking.

Figures 2 through 11 at the end of this document provide additional pictures of the existing land uses in the area.

Parcel 18: 30-40 Westchester Avenue



Parcels 9 and 10: 92-98 and 106 Westchester Avenue

Table 1: Existing Land Use, Ownership, and Zoning

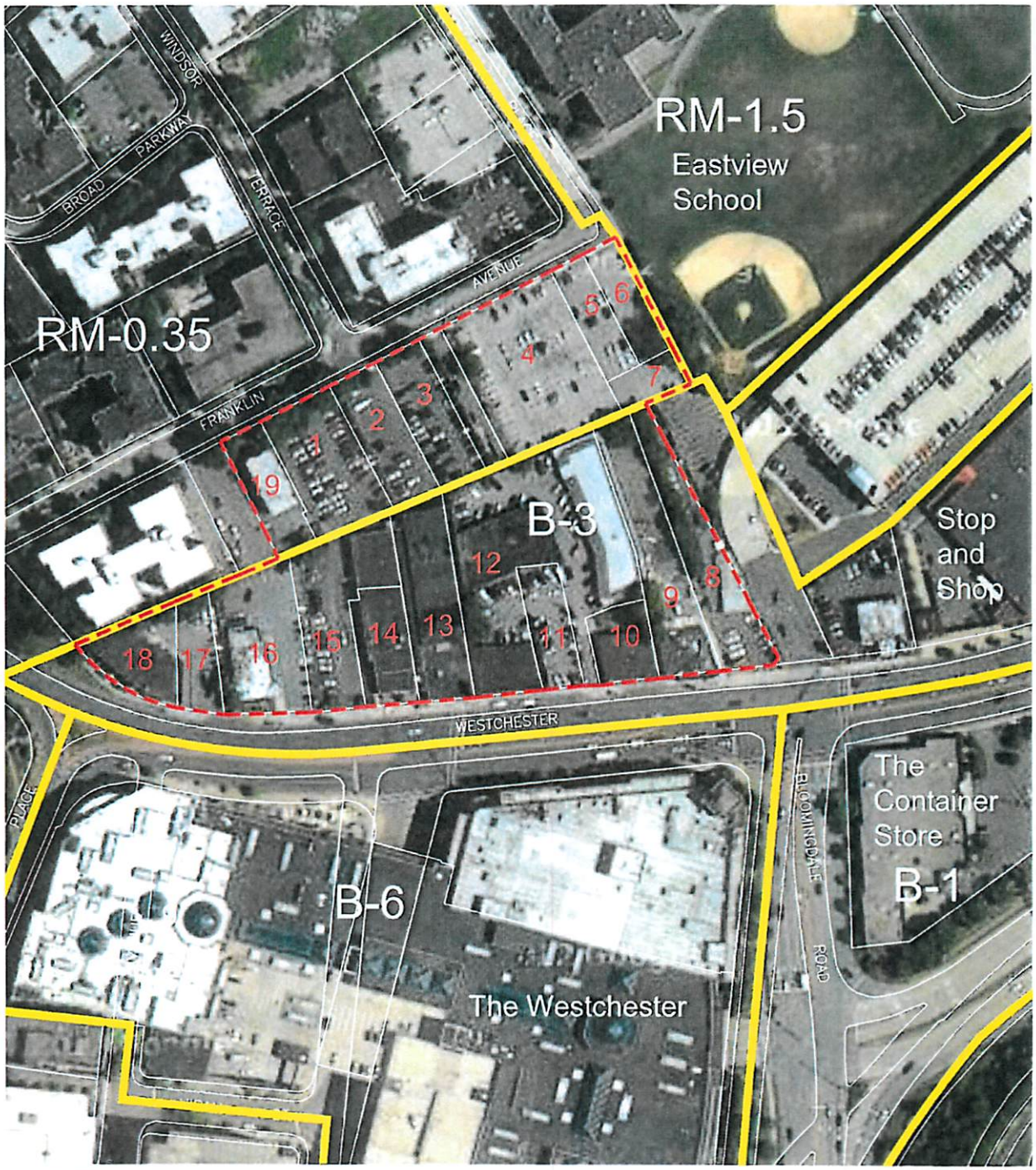
Westchester Avenue Project Area

Map #	Address	SBL	Land Area (sf)	Acres	Owner	Land Use	Improved	Zoning District	Maximum FAR	Maximum Building Coverage	Height (Max)	
											Stories	Feet
1	30-36 Franklin Ave	126.61-3-23	15,801	0.36	70 Westchester, LLC	Car dealership auto storage	Unimproved	RM-0.35	3.2	60%	6 (n)	125
2	38-40 Franklin Ave	126.61-3-24	10,530	0.24	70 Westchester, LLC	Car dealership auto storage	Unimproved	RM-0.35	3.2	60%	6 (n)	125
3	42-44 Franklin Ave	126.61-3-25	10,475	0.24	70 Westchester, LLC	Car dealership auto storage	Unimproved	RM-0.35	3.2	60%	6 (n)	125
4	50 Franklin Ave	126.61-3-26	27,897	0.64	City of White Plains	Municipal Parking Lot	Unimproved	RM-0.35	3.2	60%	6 (n)	125
5	58-60 Franklin Ave	26.61-3-27	6,664	0.15	City of White Plains	Municipal Parking Lot	Unimproved	RM-0.35	3.2	60%	6 (n)	125
6	62 Franklin Ave	126.61-3-28	6,821	0.16	City of White Plains	Municipal Parking Lot	Unimproved	RM-0.35	3.2	60%	6 (n)	125
7	Franklin Ave	126.61-3-29	4,031	0.09	City of White Plains	Municipal Parking Lot	Unimproved	RM-0.35	3.2	60%	6 (n)	125
8	116 Westchester Ave	126.61-3-10	20,460	0.47	Win nick Realty, LLC	Car Rental	2,106 sf Bldg.	B-3	2	80%	4	50
9	106 Westchester Ave	126.61-3-11	17,876	0.41	Doyle, Helen Hartwell	Westchester Burger Co.	2,979 sf Bldg.	B-3	2	80%	4	50
10	92-98 Westchester Ave	126.61-3-12	6,250	0.14	Saber White Plains, LLC	1 retail, 2 vacant	4,331 sf Bldg.	B-3	2	80%	4	50
11	84-88 Westchester Ave	126.61-3-14	7,622	0.17	Chauncey White Plains, LLC	Auto service parking	Unimproved	B-3	2	80%	4	50
12	80 Westchester Ave	126.61-3-13	52,053	1.19	Chauncey White Plains, LLC	Auto service center	26,060 sf Bldg.	B-3	2	80%	4	50
13	70 Westchester Ave	126.61-3-15	15,991	0.37	70 Westchester, LLC	Car dealership	23,754 sf Bldg.	B-3	2	80%	4	50
14	64-68 Westchester Ave	126.61-3-16.1	9,098	0.21	70 Westchester, LLC	Car dealership		B-3	2	80%	4	50
15	62 Westchester Ave	126.61-3-16.2	18,141	0.42	70 Westchester, LLC	Car dealership	Unimproved	B-3	2	80%	4	50
16	50 Westchester Ave	126.61-3-17	17,784	0.41	50 Westchester Ave	Diner	3,532 sf Bldg.	B-3	2	80%	4	50
17	44 Westchester Ave	126.61-3-18	6,811	0.16	44 Westchester Ave	Car Rental	401 sf Bldg.	B-3	2	80%	4	50
18	30-40 Westchester Ave	126.61-3-19	9,052	0.21	EIG MP Realty LLC	Retail/Restaurant	5723 sf Bldg	B-3	2	80%	4	50

Table 1: Existing Land Use, Ownership, and Zoning
Westchester Avenue Project Area

Map #	Address	SBL	Land Area (sf)	Acres	Owner	Land Use	Improved	Zoning District	Maximum FAR	Maximum Building Coverage	Height (Max)	
											Stories	Feet
19	26 Franklin Avenue	126.61-3-22	8,519	0.20	26 Franklin LLC	3-story apartment bldg.	6930 sf Bldg	RM-0.35	3.2	60%	6 (n)	125
	Total Land Area (sf)		**271,876**	**6.2 acres**								

(n) – The number of stories may be increased within the maximum height as measured in feet, with a front yard of not less than 20 feet, on issuance of a special permit by the Common Council.



N
W E
S

City of White Plains
Planning Department
70 Church Street
White Plains NY 10601-2409

75' 0 150'

SCALE 1"= 150'

Westchester Avenue URP-14
Parcels and Zoning
Figure 1

Legend:
B-3 Zoning Districts
2 Project Area Parcels
— — Project Area Boundary

C. ZONING

The parcels in the Project Area are located in two zoning districts: all businesses and lots fronting on Westchester Avenue (Parcels 8 through 18) are located in the B-3 Intermediate Business District; and all lots fronting on Franklin Avenue (Parcels 1 through 7 and 19) are located in the RM-0.35 Residential Multi-Family District. The B-3 district is a general retail district mapped along the major arterial commercial streets of the City. The district typically contains a wide variety of retail, office and service businesses as well as multi-family dwellings. The RM-0.35 District, mapped along Franklin Avenue, is designed to permit the development of a supply of dwelling units suitable for families of all sizes, in locations which are convenient to shopping, transportation and community facilities, and where higher densities will allow for the development of new housing at a more moderate cost. Densities permitted in both districts are mid-range (i.e., lower than the highest densities allowed in the city center, but higher than the one-and two-family zones mapped further out of the center).

D. EXISTING BUILD-OUT VERSUS DEVELOPMENT POTENTIAL

The RM-0.35 and B-3 Districts allow substantially more development than currently exists in the Project Area. Table 2 and Table 3, below, show the unused development potential of land within in each District. Table 2 indicates the development potential that could be achieved within each zoning district of the Project Area under the current zoning for each district included in the Project Area. Given its location across the street from The Westchester mall, the Project Area is underperforming, and should contain a better mix of land uses to attain its development and marketability potential. Based on existing zoning patterns, and as Table 3 shows, the total maximum development potential for the Project Area is approximately 650,000 square feet of commercial and residential space. Currently, only 68,000 square feet of commercial floor area and 6,900 square feet of residential floor area is developed on the 6.2-acre site, leaving approximately 88 percent—more than half a million (575,000) square feet of mixed use development potential—unused. Thus, current development by existing land intensive auto-related uses that do not generate large amounts of property taxes (which are largely based on the value of the improvements to the land) are substantially below relative to the 4- to 12-story development that is zoned for the site. This represents a substantial foregone amount of potential property tax revenue and future employment base for the City when compared to the strong economic potential of the area.

E. SURROUNDING STUDY AREA

The project area is a transitional zone which straddles high intensity retail uses at the 1.1 million-square-foot Westchester Mall to the south and a stable residential apartment neighborhood to the north. Moderate-rise (i.e., four- to 10-story) apartment buildings line North Broadway and Franklin Avenue. This area also includes the Eastview School. Directly east of the project area is a Hyundai dealership and a Stop and Shop Supermarket. To the west of the project area is the Tibbits Park. Downtown White Plains lies one block to the west, on the far side of North Broadway.

Table 2a. Estimated Development Potential in the RM-0.35 Zoning District									
Map #	Address	SBL	Land Area (sf)	Improved	FAR (Max)	Dev. Potential	Coverage (Max)	Height (Max)	
								Stories	Feet
1	30-36 Franklin	126.61-3-23	15,801	Unimproved	3.2	50,563	60%	6 (n)	125
2	38-40 Franklin	126.61-3-24	10,530	Unimproved	3.2	33,696	60%	6 (n)	125
3	42-44 Franklin	126.61-3-25	10,475	Unimproved	3.2	33,520	60%	6 (n)	125
4	50 Franklin	126.61-3-26	27,897	Unimproved	3.2	89,270	60%	6 (n)	125
5	58-60 Franklin	26.61-3-27	6,664	Unimproved	3.2	21,325	60%	6 (n)	125
6	62 Franklin	126.61-3-28	6,821	Unimproved	3.2	21,827	60%	6 (n)	125
7	Franklin	126.61-3-29	4,031	Unimproved	3.2	12,899	60%	6 (n)	125
19	26 Franklin	126.61-3-22	8,519	6,930	3.2	27,261	60%	6 (n)	125
Total Land Area			**90,738**						
Total Existing Improved SF			**6,930**						
Development Potential			**290,362**						
Unused Development Potential			**283,432**						

Table 2b. Estimated Development Potential in the B-3 Zoning District									
Map #	Address	SBL	Land Area (sf)	Improved	FAR (Max)	Dev. Potential	Coverage (Max)	Height (Max)	
								Stories	Feet
8	116 Westchester	126.61-3-10	20,460	2,106	2	40920	80%	4	50
9	106 Westchester	126.61-3-11	17,876	2,979	2	35752	80%	4	50
10	92-98 Westchester	126.61-3-12	6,250	4,331	2	12500	80%	4	50
11	84-88 Westchester	126.61-3-14	7,622	Unimproved	2	15244	80%	4	50
12	80 Westchester	126.61-3-13	52,053	26,060	2	104106	80%	4	50
13	70 Westchester	126.61-3-15	15,991	23,754	2	31982	80%	4	50
14	64-68 Westchester	126.61-3-16.1	9,098		2	18196	80%	4	50
15	62 Westchester	126.61-3-16.2	18,141	Unimproved	2	36282	80%	4	50
16	50 Westchester	126.61-3-17	17,784	3,532	2	35568	80%	4	50
17	44 Westchester	126.61-3-18	6,811	401	2	13622	80%	4	50
18	30-40 Westchester Ave	126.61-3-19	9,052	5,723	2	18104	80%	4	50
		Total Land Area	**181,138**						
		Total Existing Improved Square footage	**68,886**						
		Development Potential	**362,276**						
		Unused Development Potential	**293,390**						

Table 3. Summary of Estimated Development Potential of the Proposed Designated Area	
Total Land Area (sf)	271,876
Total Existing Improved Square footage	75,816 (68,000 Comm'l)
Total Development Potential (sf)	652,638
Total Unused Development Potential (sf)	576,822

III. CRITERIA FOR URBAN RENEWAL AREA DESIGNATION

A. SLUM, BLIGHTED, OR DETERIORATED OR DETERIORATING AREA

As stated above, the purpose of this study is to determine whether the Westchester Avenue project area is "an area appropriate for urban renewal". The Urban Renewal Law from New York General Municipal Law Section 502 defines a "substandard or insanitary area" as:

" Interchangeable with a slum, blighted, or deteriorated or deteriorating area, or an area which has a blighting influence on the surrounding area, whether residential, non-residential, commercial, industrial, vacant, or land in highways, railway and subway tracks, bridge and tunnel approaches and entrances, or other similar facilities, over which air rights and easements or other rights of user necessary for the use and development of such air rights, to be developed as air rights sites for the elimination of the blighting influence, or any combination thereof and may include land, buildings or improvements, or air rights and concomitant easements or other rights of user necessary for the use and development of such air rights, not in themselves substandard or insanitary, the inclusion of which is deemed necessary for the effective undertaking of one or more urban renewal programs."

The law does not further define the terms "slum, blighted, or deteriorated or deteriorating area" or an area which has a blighting influence on the surrounding area".

New York State case law has generally supported the consideration of factors including but not limited to the following in determining if an area is "blighted":

- irregularity of the lots;
- inadequacy of the streets and parking/faulty street or parking design;
- diversity of land ownership making assemblage of property difficult;
- incompatibility of the existing mixture of residential and industrial property;
- underutilization or overutilization of land (inadequate/vacant or overcrowded land use conditions);
- incidence of crime;
- lack of sanitation;
- poorly functioning drainage areas;
- fire hazards;
- traffic congestion and safety; and
- pollution.

For purposes of urban renewal, the term "blighted area" includes areas in process of deterioration, threatened with it, or already considered to be undevelopable. In addition, every parcel within an urban renewal area need not be determined to be "blighted," as long as the overall area is characterized as blighted.

B. CONSISTENCY WITH THE COMPREHENSIVE PLAN

Designation of an urban renewal area must be consistent with a community's Comprehensive Plan. Redevelopment of the urban renewal area must be done pursuant to an approved urban renewal plan, which must also be consistent with the Comprehensive Plan. GML Article 15, §502(7) defines "urban renewal plan" as a "plan for an urban renewal project, which shall conform to the comprehensive community plan of the development of the municipality".

IV. ANALYSIS

A. CONSISTENCY WITH CRITERIA FOR URBAN RENEWAL AREA DESIGNATION

The following section documents the characteristics evident of blight in the proposed Westchester Avenue Urban Renewal Project Area:

IRREGULARITY OF THE LOTS

As shown in Figure 1, the 6.2-acre site is divided into 19 small lots with an average parcel size of approximately one-third-acre. Along Westchester Avenue, there are 11 separate parcels, with several access points from Westchester Avenue. This leads to many hazardous conflict points for vehicles travelling along the busy commercial corridor. In addition, the lots are not uniform-some are very narrow, one is almost triangular (with an unusable portion at the end), some are through lots to Franklin Avenue and others are shallow lots that have frontage only on Westchester Avenue. Lot 9 (the Westchester Burger site) is steeply sloped and also has a narrow, two-way driveway leading to its parking lot in the rear. All of these factors make redevelopment more challenging.

INADEQUACY OF STREETS, CIRCULATION, AND PARKING

There are no shared access points to Westchester Avenue or service roads or driveways that would facilitate vehicular movements within and to/from the parcels. In addition, as discussed below, pedestrian facilities in the area are inadequate. With regard to parking, parcel numbers 4 through 7 are owned by the City of White Plains and used as a 151-space municipal parking lot. Parcels 1 through 3 are used for parking by the car dealerships that front on Westchester Avenue. A number of buildings in the Project Area as well as in the surrounding study area are deficient in parking under current zoning standards. The lack of adequate on-site parking is a major factor affecting the marketability of the small commercial structures, which must direct patrons to park at the Stop and Shop, more than 500 feet away. This is particularly problematic because the lack of a safe pedestrian connection between the Stop and Shop parking lot and the project area. Already, parking is at a premium in the neighborhood and the Franklin Avenue Municipal Parking Lot often has a long waiting list. As described below, the configuration of the driveway on Lot 9 presents safety hazards, particularly for pedestrians. Lot 18 is a multi-tenant retail building that has difficulty attracting and retaining tenants because it lacks parking.

INADEQUATE UTILIZATION OF LAND

The project area is much underutilized considering its potential based both on what the zoning would allow and on the retail drawing power of the Westchester Mall located directly opposite the site. In addition to all of the unimproved parcels, there are four retail spaces in the Project Area that are vacant.

POORLY FUNCTIONING DRAINAGE AREA

Poor drainage conditions in the project area due to the high water table with the potential for groundwater infiltration and flooding increases construction and redevelopment costs, which can have an inhibiting and/or negative effect on investment in the area. The properties along Franklin Avenue (Lots 1-7 and 19) are particulary susceptible to poor drainage conditions.

TRAFFIC SAFETY AND CONGESTION

The Project Area contains a number of substantial transportation safety issues which inhibit its redevelopment, including:

- A severe safety hazard for pedestrians and vehicles created by the steeply sloped, narrow, two-way driveway, poor sight lines, and lack of separation between vehicles and pedestrians at the entrance/exit to Lot 9;
- The lack of adequate pedestrian safety facilities (e.g., sidewalks, crosswalks, pedestrian crossing signals, etc.) between the project area and the Westchester Mall and between the project area and the Stop and Shop supermarket; and
- The absence of a safe and attractive pedestrian linkage between the Eastview School/Franklin Avenue area and the Stop and Shop/Westchester Mall area.

B. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The City's Comprehensive Plan, *White Plains Vision: A Plan for the 21st Century,* as amended by the *2006 Revision to the 1997 Comprehensive Plan*, is recognized as the guide for future development of the City of White Plains. Combined, these documents meet the NYS General Municipal Law definition of a "comprehensive community plan," and establish goals and strategies for the redevelopment and revitalization of the Westchester Avenue corridor area.

The Westchester Avenue Project Area is identified in the City's Comprehensive Plan as an "Area Where Major Redevelopment Could Occur," and recommendations for its redevelopment are included in the discussions of *New Corridors* and *Major Properties*. Specific Plan recommendations for the redevelopment of the proposed Westchester Avenue Urban Renewal Project Area are listed below:

- *Intersections with high degrees of pedestrian-vehicular conflict are predominantly found along ... Westchester Avenue. Possible modifications to reduce these conflicts include neck downs (sidewalk extensions at intersections), pavement design changes used in other communities, more pedestrian crosswalks, and curbside parking during non-rush hour periods."*
- *The Plan's vision for this segment of Westchester Avenue is a medium density commercial corridor that clearly separates the commercial "Specialty Retail Area" on the south side of Westchester Avenue from the intermediate business district to the north of Westchester Avenue.*
- *The zoning along the northerly side of Westchester Avenue from the supermarket access road to Armory Place should remain B-3 Intermediate Business district. Any development in this area must be carefully assessed to ensure that traffic and parking impacts will not negatively impact residential uses in the RM-0.35 residential district along Franklin Avenue.*
- *Protect the residential neighborhoods of Eastview and Carhart, which abut the Core Area's Specialty Retail Area and Westchester Avenue, from intrusion of commercial uses, accessory uses and their impacts, including parking, traffic and conversion of residential uses to nonresidential uses.*
- *The Plan's vision for the Eastview School and the adjacent publicly and privately-owned properties running through to Westchester Avenue ... envisions the unified redevelopment of the northern Westchester Avenue frontage with new commercial uses, particularly including a supermarket.*
- *From an overall perspective, Westchester Avenue would provide a more appropriate frontage for retail development than would the Eastview property. The area presently contains a mix of uses, including a municipal parking lot with development significantly less than the zoning potential. The opening of The Westchester has increased the value of Westchester Avenue as a retail location. Any*

commercial development along this frontage should have access from Westchester Avenue, preferably at the Bloomingdale Road intersection and not from neighborhood streets such as Franklin Avenue or Amherst Place.

The proposed designation of the project area for urban renewal purposes is consistent with identification in the Comprehensive Plan as an "Area Where Major Redevelopment Could Occur". In addition, the designation of the Project Area is consistent with the Plan's identification of public safety issues related to pedestrian/vehicular conflicts along the Westchester Avenue corridor. The Plan's goals for the area are all consistent with the use of urban renewal powers to assist in the redevelopment of the area.

F. CONCLUSION

Using the criteria and standards set forth in NYS General Municipal Law, the following analysis clearly demonstrates that the Westchester Avenue Project Area is a substandard and deteriorating area that has the potential to exert a blighting influence on adjoining residential and commercial properties, and therefore is appropriate for urban renewal. Specifically, the blighting conditions in the Project Area result primarily from the following factors:

- The inefficiencies and development limitations created by the irregular and substandard configuration of the lots;
- Poor vehicular circulation;
- Deficiencies in parking;
- Underutilization of land in an area with excellent highway access that adjoins a regional retail center;
- A poorly functioning drainage area that restricts subsurface development; and
- A development pattern that presents considerable safety hazards, particularly for pedestrians.

Based on the results of this study, the staff of the Planning Department and the Urban Renewal Agency finds that the proper redevelopment of this area is in the interest of sound community planning and the public interest, and further recommends that such redevelopment can best be effectuated by carrying out an urban renewal project pursuant to Article 15 of NYS General Municipal Law. Urban renewal powers are necessary to achieve the removal of the substandard and blighting conditions in the area and bring about the sound redevelopment of the area, including the implementation of traffic and pedestrian circulation improvements that will improve accessibility and safety to ensure the success of development of the Project Area. It is further advised that the Urban Renewal Agency recommend that the Common Council designate the area an "Urban Renewal Area "and direct staff to prepare a draft "Urban Renewal Plan" to guide the revitalization and redevelopment of the area.

Figure 2: Parcels 1 through 7 - Private and Municipal Parking Lots – Franklin Avenue

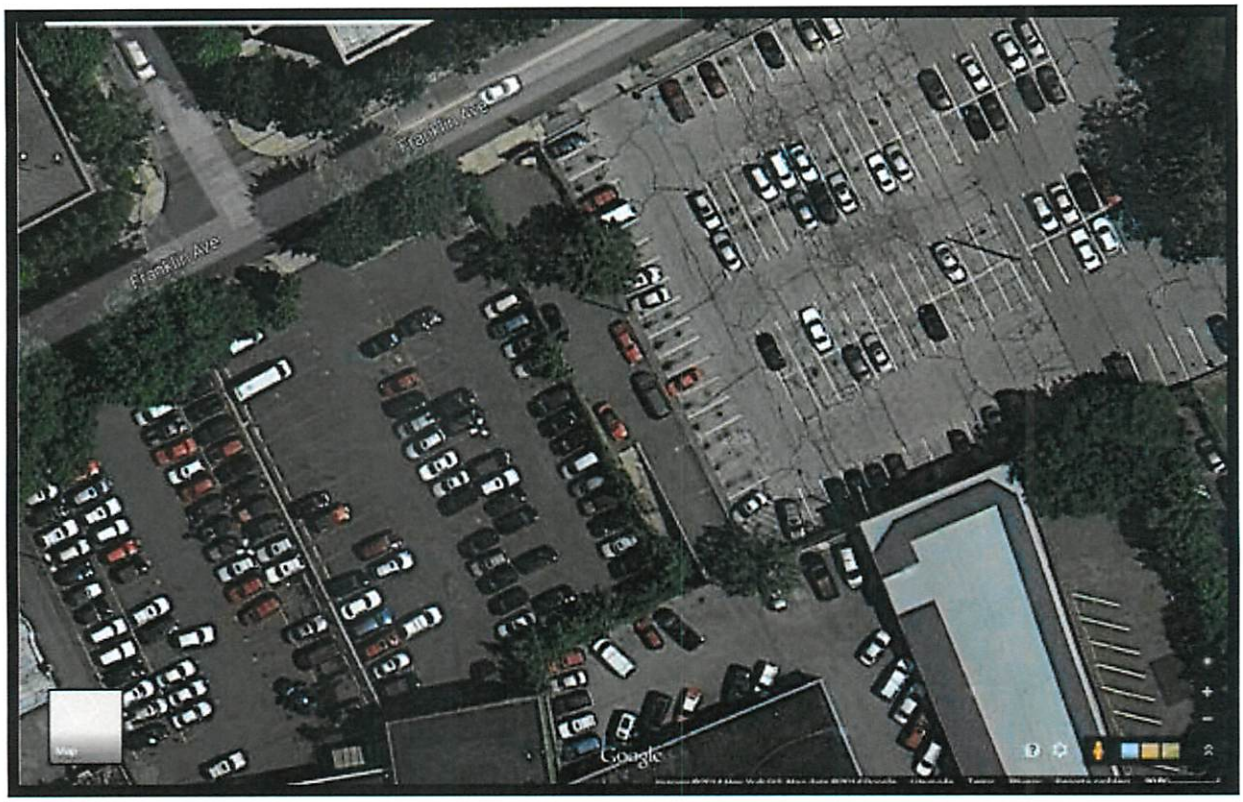


Figure 3 **Franklin Avenue Municipal Parking Lot (Parcels 4 through 7). Private Lots Located Beyond Trees**

Figure 4: **Parcel 17 - Enterprise Car Rental – 44 Westchester Avenue**

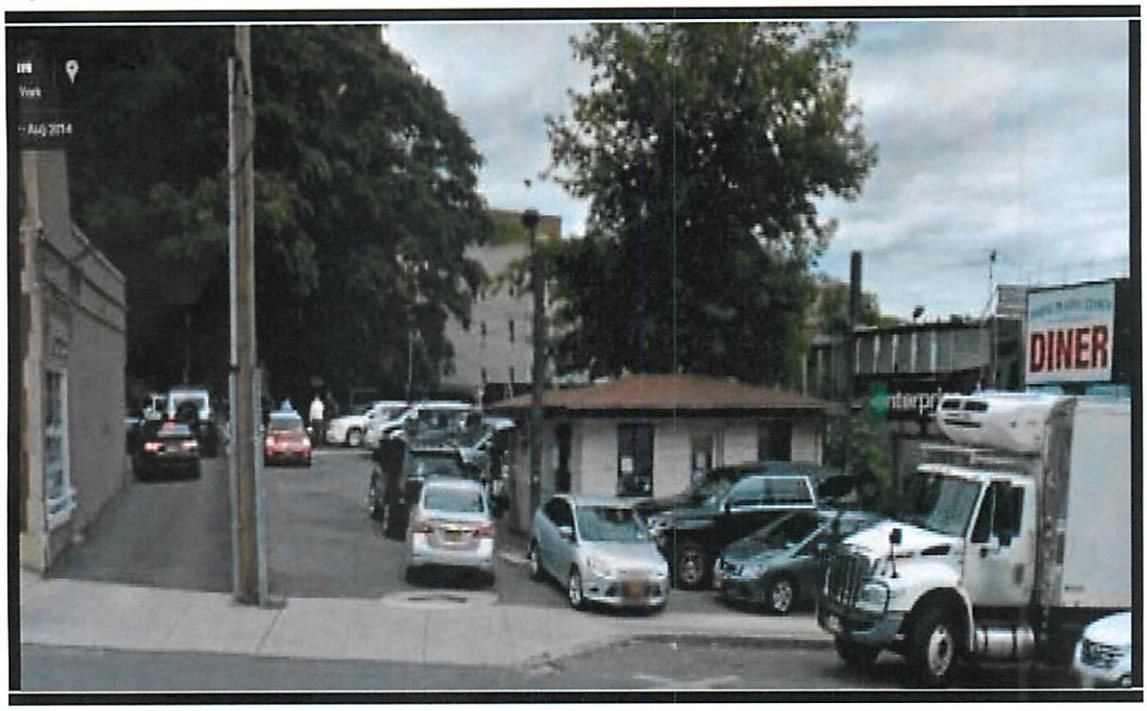


Figure 5: **Parcel 16 - White Plains Coach Diner – 50 Westchester Avenue**

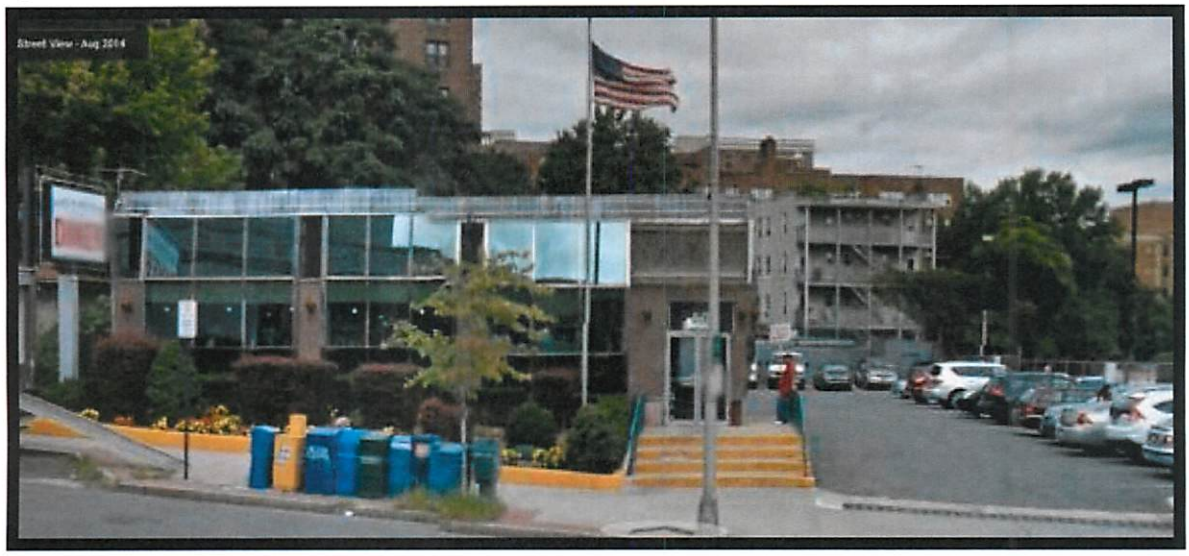


Figure 6: Parcels 15, 14, and 13 - Car Dealership – 62, 64-68, and 70 Westchester Avenue

Figure 7: Parcel 12 - Vacant Storefronts – 80 Westchester Avenue
Parcel 11 - Vacant Parcel – 84-88 Westchester Avenue

Figure 8: Parcel 10 - Window Shop and Tailor. Pizzeria and Beads are vacant – 92-98 Westchester Ave / Parcel 9 - Westchester Burger Co. with driveway – 106 Westchester Avenue

Figure 9: Parcel 8 – Avis/Budget Car Rental – 116 Westchester Avenue

Figure 10: Parcel 18: 30-40 Westchester Avenue

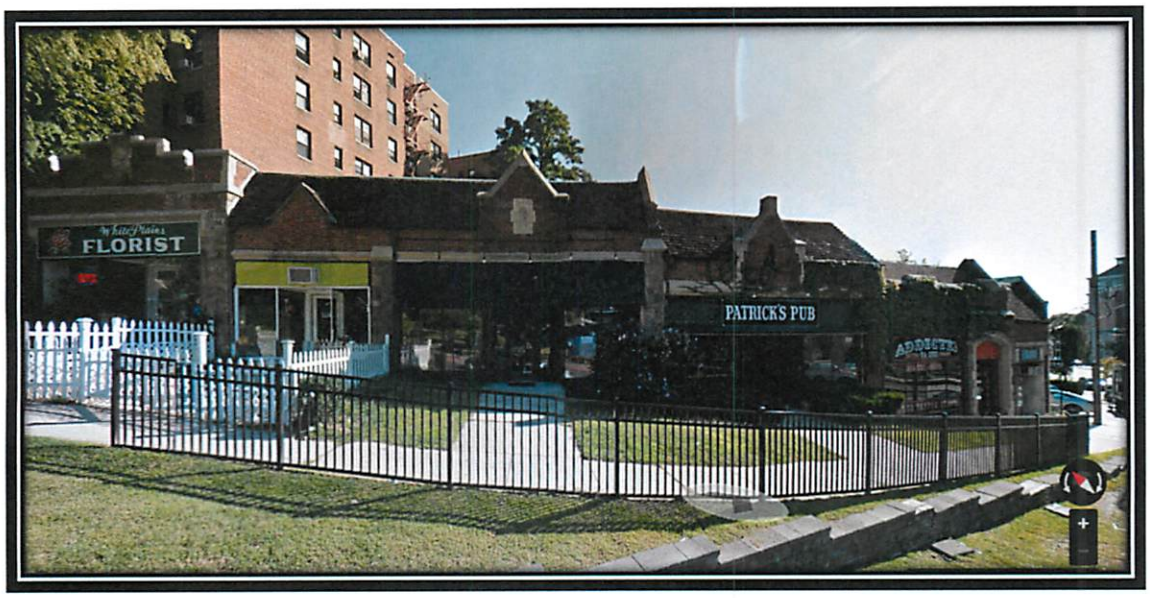


Figure 11: Parcel 19: 26 Franklin Avenue

WHITE PLAINS URBAN RENEWAL AGENCY
MUNICIPAL BUILDING ANNEX 255 MAIN STREET, WHITE PLAINS, NEW YORK 10601 (914) 422-1300
Fax (914) 422-1301

CERTIFIED COPY

I, the undersigned, hereby certify that:

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 12 - 2014,** (the "Resolution"), adopted at a meeting of the Agency held on **November 24, 2014,** (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 **November 24, 2014.**

Elizabeth Cheteny.
Executive Director