



Gedney Association

P.O. Box 134 • Gedney Station • White Plains, NY 10605

January 17, 2012

Dear Neighbor—

The latest...

Regarding Re-Zoning

In 2011, the Common Council passed a moratorium on building on several large open space properties in White Plains including Fenway Golf Club, Maplemoor Golf Course, the former Ridgeway Country Club (now owned by the French-American School of New York) and Westchester Hills Golf Club among others. The moratorium has been extended until May 2012. The Council incorporated changes requested by the Gedney Association into the final adopted version. The changes were designed to ensure an in-depth study of the properties with an eye toward considering and protecting the neighborhoods surrounding the properties. The moratorium is on approvals and construction on the properties, not on the consideration of any applications that may be received during the moratorium period. **Regarding the French-American School's (FASNY) announced plans for the former Ridgeway CC property:**

- Members of the Gedney Board continue to be warmly received at meetings with many other neighborhood associations throughout White Plains.
 - We are supported throughout the City in our view that the FASNY's plans are inappropriate and their expected application should be denied.
 - In fact, the Fisher Hill Neighborhood Association has written and delivered a strong letter of objection to the members of the Common Council. Although they were not the first association to lend us their support, Fisher Hill was the first to deliver such a letter.
- FASNY has submitted its application for a Special Permit to develop the former Ridgeway CC property.
 - FASNY's plans propose a multiple building educational complex for 1,200 students and 200+ faculty and staff.
 - The Environmental Scoping Document has been accepted by the Common Council. The Common Council heard from many people

throughout White Plains and the original draft Scoping Document was significantly modified to ensure a thorough environmental review of the proposed project's impact on the property and the City.

- FASNY is currently preparing a Draft Environmental Impact Statement (DEIS) based on the Scoping Document.
- Although it is impossible to predict when the DEIS will be submitted for review by the Council, it is a fair estimate that it is likely to be submitted this spring.
- As we have stressed from the very beginning, the process will be a long one. An application without any opposition would likely take more than two years to come to a conclusion. An application with the far reaching and broad based opposition as the one expected by the French School, will undoubtedly take significantly longer.
- We are monitoring this issue and will analyze closely the information that FASNY submits in its application, and will inform the Common Council of our concerns.

In preparation for the expected application process, we need your help. Although we have heard from many of you over the course of the last few months on a variety of concerns, it is important that we hear from as many of you as possible. Please let us know of your specific concerns. We continue to believe that FASNY's proposed development will adversely affect both the Gedney Farm neighborhood, and the City as a whole. The negative impacts include municipal finances, traffic, infrastructure (sewers, roads and utilities), and drainage and flooding. Neighborhood character and property values are two of the concerns that have been voiced. Please spread the word that we are eager to hear from you and your neighbors.

1. We have assembled a council of experienced experts to assist with the review and analysis of the FASNY's application for a special permit.

We are grateful that much of the expertise has come without a price tag. However, we felt it necessary to hire legal expertise we do not already have and for the possibility of legal action. **We held a successful fundraiser in June 2011, and thank those that contributed to this important cause.** Your additional contributions will be gratefully appreciated.

2. **Petition in Opposition** – At the 2011 Annual Meeting, we launched a petition drive. The petition states our opposition to FASNY's plans for the former Ridgeway CC property. Volunteers have already gathered an impressive number of signatures from White Plains residents; we will continue the petition drive throughout the winter. Please let us know if you would like to sign the petition or if you would like to help gather signatures.

3. **Yard Signs and Car Magnets** – As you have undoubtedly noticed, yard signs

symbolizing opposition to FASNY's development plan has been adorning many yards throughout White Plains. 300 signs have been distributed and we have a long waiting list for more. Additional signs have been ordered and will be available in soon. There are also car magnets available. The signs are designed to withstand weather of all kinds.

If already have a sign or expect to have one soon, leave them up throughout the winter and spring! Please note that you may need to occasionally adjust the signs after a strong wind or particularly nasty weather.

If you would like to receive a sign or magnet, please let us know by writing us at info@gedneyfarms.net.

We are still mindful of other projects on which we had hoped to report progress. One such project was deciding on **a plan for beautification of the "Gedney Green"** – the property along Gedney Park Drive between Ridgeway and Heatherbloom Road. I hope you will understand that in light of the important of opposing FASNY development plans, we have little progress to report on the Gedney Green. I personally long for the day when the Gedney Green will be the Association's top priority.

Thank you.

Terence Guerriere
President, Gedney Association