



Gedney Association

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

August 15, 2013

Important News Regarding FASNY

Dear Neighbors—

I hope you have been enjoying the summer.

There have been significant developments regarding FASNY's plans for the former Ridgeway Country Club property and unfortunately the news is not positive.

FASNY has made significant changes to the DFEIS (Draft Final Environmental Impact Statement) submitted in connection with its proposed development of the former Ridgeway Country Club property. The DFEIS is available at <http://www.johnmeyerconsulting.com/fasny/feis/> and through the City's website.

The most significant changes are as follows:

Alternatives for the main entrance to the multiple building campus have been expanded from the previous location from Ridgeway near Hathaway Lane and Fairway Drive. Two new alternatives include an entrance from North Street (roughly opposite the main entrance to White Plains High School) and one from Bryant Avenue via a new road created near the existing Hathaway Lane intersection.

The new alternatives propose closing and demapping part of Hathaway Lane near Ridgeway to make room for one of four parking lots. Hathaway Lane traffic would have to find different ways exit the neighborhood.

Selected maps from the DFEIS are attached and some additional details are contained below. For a more complete understanding of depth and breadth of these new and significant changes to the plan, please take a moment to review the complete DFEIS.

Chapter 1.2 Modified Proposed Project/North Street

This proposal creates an access point from North Street. A new access road would enter Parcel D opposite White Plains High School (WPHS). This proposal requires a realignment of the WPHS driveway as well as a roundabout (traffic circle) on North Street to provide “safe and efficient operating conditions.” The estimated costs for this are \$1.6 million. (See Figure 1.2-3b and Figure i-6)

Another element of this proposal is the closing of the southern most portion of Hathaway Lane, allowing FASNY to reconfigure athletic fields and facilities. (See Figure 1.0-3b)

Chapter 1.3 Modified Proposed Project/Bryant Avenue

This proposal creates an access point from Bryant Avenue. A new access road would enter Parcel D at the new intersection just east of Hathaway Lane. The northern most end of Hathaway Lane would be discontinued, forcing Hathaway Lane residents to enter onto this access road to access Bryant Avenue.

All FASNY traffic would be routed to the Bryant Avenue driveway, requiring signal timing plans for the Bryant Avenue/North Street and the Bryant Avenue/Mamaroneck Avenue intersections. Bryant Avenue would also require restriping to provide a 100-foot long left-turn lane on the eastbound approach. (See Figure 1.0-3c)

These new proposals significantly alter FASNY's plans for the development of the property. Unfortunately, the Common Council appears to be set to vote to accept the DFEIS as complete. As we have previously stated, acceptance of the DFEIS as complete is not tantamount to approval of the project. However, we believe the changes in the plans warrant additional review and public comment. We are seeking from the Council the additional time we feel is needed but there is no guarantee that we will be successful. Regardless, we have again retained the services of experts in hydrology, traffic and air pollution to review the new proposals. These experts' analyses will be submitted to the Council and will be made available to you as soon as possible.

The process going forward:

Once the DFEIS is deemed complete by the Council, it will be substantively reviewed. The City will eventually establish a final version of the DFEIS. Although FASNY has prepared the preliminary DFEIS, the

Common Council is responsible for the adequacy and accuracy of the DFEIS. The DFEIS consists of (i) the DEIS including any necessary revisions and supplements, (ii) copies or a summary of the substantive comments received and their sources and (iii) the Council's response to the comments.

Once the FEIS is finalized, the SEQR (State Environmental Quality Review) process requires that the Common Council must prepare its own written Findings Statement. The Findings certify that the requirements of SEQR have been met. A positive Findings Statement means that the FASNY application for a special permit is approvable after consideration of the DFEIS. A positive Findings Statement also demonstrates that the proposed development would avoid or minimize adverse environmental impacts presented in the DFEIS and weighs and balances them with social, economic and other essential considerations. If the special permit application is not approvable, a negative Findings Statement documenting the reasons for the denial will be prepared. The Council will adopt either a positive or negative Findings Statement.

The Council has 30 days from the acceptance as complete to review and finalize the DFEIS and adopt a Findings Statement. If the Council votes to accept the DFEIS as complete in the next 2-3 weeks, the adoption of the Findings Statements will likely take place before the end of September. The vote whether to issue the special permit to FASNY will follow the adoption of the Findings Statements.

There remains much uncertainty. We will report to you any new information we receive. Please take the time to review the DFEIS and see the new plans for yourself. Please also tell your friends and neighbors, especially those who would be affected by the increased traffic on North Street and Bryant Avenue. It is highly unlikely that they have heard of these changes.

Thank you.

Terence Guerriere
President, Gedney Association