

1 FASNY Scoping Hearing -- Part 2

2

3 MAYOR ROACH: Call to order the public
4 scoping session with regard to the
5 application of the French American School.
6 Is there a motion to open the public scoping
7 session?

8 MR. BOYKIN: I make motion that we open
9 the public scoping session.

10 MS. SMAYDA: Second.

11 MAYOR ROACH: All in favor?

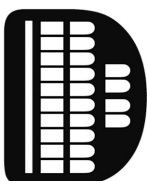
12 MR. POWER: Aye.

13 MS. SMAYDA: Aye.

14 MAYOR ROACH: All opposed? Carried.

15 The public scoping session is open. At
16 its September 6th, 2011, meeting, the common
17 council declared itself lead agency for the
18 environmental review of the application
19 submitted by The French American School to
20 develop a private elementary and secondary
21 school with an accessory nursery school on
22 the former Ridgeway Country Club property.

23 At that meeting the common council
24 scheduled a public scoping session for



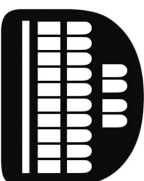
1 tonight following the regularly scheduled
2 council meeting.

3 At this time I would ask that Steven
4 Silverberg, Special Counsel to the Common
5 Council on the environmental review of The
6 French American School application give us a
7 brief overview of where we are on the
8 environmental review of this application and
9 just an idea of what the purpose of tonight's
10 hearing is.

11 MR. SILVERBERG: Thank you, Mayor. As
12 the council knows, this is part of the state
13 environmental quality review process, which
14 is spelled out in regulations as to each of
15 the steps and the procedure.

16 As you noted, the council declared
17 itself lead agency and determined as part of
18 that declaration that it was necessary to
19 draft an environmental impact statement, and
20 the purpose of this evening's session is
21 scoping to determine the full extent of that
22 environmental impact statement.

23 A draft scope has been submitted to you
24 and been available to the public for review,

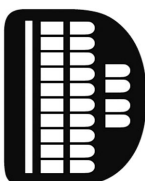


1 and this evening, the sole purpose of the
2 meeting is to obtain comments from the public
3 on things that they think should be included
4 in the scope which have not been included in
5 the scope.

6 There will be no vote at the end the
7 meeting tonight. In fact, there won't be any
8 vote for many months on this project until
9 you've gone through the entire environmental
10 review process.

11 People should not address at this
12 meeting whether they are in favor of the
13 application or opposed to the application.
14 That's not the purpose of this meeting.
15 There will be an opportunity for that at
16 later public hearings where people can voice
17 their opinions about the project.

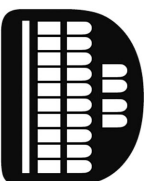
18 This is part of an investigatory process
19 by this board to make sure that it has all of
20 the information necessary in order to make an
21 appropriate decision on this application, and
22 in order to do this the regulations provide
23 for input by the public on the potential
24 scope of the environmental impact statement.



1 So this evening whether people are
2 personally in favor of or against the
3 application is effectively irrelevant. What
4 we want to know, for your purposes, is there
5 something that's been left out of the draft
6 scope that should be added so you can
7 consider that and decide whether or not in
8 fact it should be added to the scope of the
9 environmental impact statement when it is
10 prepared by the applicant. Thank you.

11 MAYOR ROACH: Thank you, Mr. Silverberg.
12 Okay. We're going to initially start out
13 with a presentation by counsel from the
14 French American School with regard to the
15 proposed scoping outline. After that is
16 complete, those wishing to make comments on
17 the proposed scoping outline will be given an
18 opportunity to speak in the order in which
19 they signed up. We have 43 plus at this
20 point and with that, Mr. Zarin.

21 MR. ZARIN: Good evening. Michael Zarin
22 from the law firm Zarin Steinmetz, Counsel
23 for the French American School of New York.
24 Thank you again for tonight's hearing and the

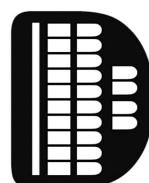


1 ability to present our application.

2 We've been asked to make it very brief.
3 Before I start, I will let Mischa Zabolin,
4 the Chair of the French American School, to
5 open up, and I will quickly go through an
6 abbreviated slideshow, similar to the one we
7 showed the council the other night for the
8 before of the public and the television
9 audience.

10 MR. ZABOTIN: Thanks, Michael.
11 Mr. Mayor, Council President, council
12 members, thanks again for the opportunity to
13 discuss our proposal. I'll be very brief. I
14 want to tell you how proud I am to present
15 this progressive proposal to you this
16 evening, and we're very eager to engage in
17 fact-based study about this proposal because
18 we think that it is for the City of White
19 Plains on three levels a positive bottom line
20 proposal.

21 From a social, educational and cultural
22 perspective, FASNYS taking over of the
23 Ridgeway Country Club site adds an additional
24 school of excellence to this community, a

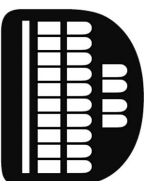


1 welcoming and diverse community to an already
2 welcoming and diverse city.

3 From an economic perspective, we're
4 convinced, and we will be able to demonstrate
5 in this study, that FASNY is not only a
6 magnet for international corporations that
7 employ folks in Westchester County for
8 international executives, for members of the
9 international nongovernmental organizations
10 that work in the city and choose to live in
11 Westchester, but it's also a creator of jobs,
12 construction jobs.

13 Initially, during the construction
14 period of this project, in the hundreds, and
15 sustained stable educational jobs, custodial
16 jobs, teaching jobs, administrative jobs,
17 also in the hundreds, in a sector of the
18 economy, one of the only sectors of the
19 economy that's weathered the storm.

20 And then on the environmental level,
21 positive bottom line because in its simplest
22 form our proposal does one thing, it takes an
23 environmentally and economically
24 unsustainable private country club and turns



1 it into an ecologically sensitive campus and
2 an ecologically unique gem for local
3 Westchester County, doubling the open space
4 in White Plains.

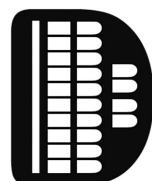
5 So on all three levels, we're convinced
6 that at some cost, admittedly, and the cost
7 we're willing to tackle head on, the cost of
8 traffic and the cost of impervious surface,
9 but on balance, we're convinced that this
10 will be a triple-net positive for the City of
11 White Plains, and, Michael, I'm going to
12 submit it to you.

13

14 (Applause.)

15

16 MAYOR ROACH: If I can just -- I'm just
17 going to ask everyone's indulgence in this.
18 We're going to probably have 50 people
19 speaking tonight, if we could refrain from
20 applause or booing or anything like that.
21 This is, you know, I really am very proud of
22 how White Plains conducts its meetings
23 compared to some other communities, and thus
24 far in this process I have seen exemplary

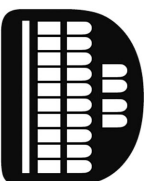


1 conduct, and I just ask everyone to remember
2 that tonight we're talking about what is the
3 scope here.

4 What is the avenues of inquiry we should
5 take, not whether people are for or opposed,
6 and there's no vote being taken tonight,
7 there's no applause meter, so there's nothing
8 to be gained really from it, and I think in a
9 sense can cheapen the process and delay the
10 process, so if everyone -- I understand it's
11 an emotional issue for everyone involved, but
12 if we could all stay focused on what we're
13 here for tonight, I think it will be a more
14 productive meeting for everyone, so with
15 that, Mr. Zarin.

16 MR. ZARIN: All right. I'll try to do
17 this as quickly as possible. I know, again,
18 counsel has seen it, probably most of the
19 people in this room are familiar with this,
20 and we will go as quickly as we can, the
21 FASNY proposal will create a park-like campus
22 or school that will include facilities for
23 grades nursery through 12.

24 It's approximately 130 acres, 45 acres



1 which will encompass the entire school; the
2 balance of the site will be maintained as
3 open space. We will utilize or reuse the
4 exiting clubhouse. There will be a new
5 middle school, new combined physical
6 education building shared by the middle
7 school and a wow --

8

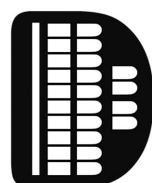
9 (Laughter from audience.)

10

11 MR. ZARIN: There's a television program
12 on here --it doesn't look like me --and a new
13 lower school building for the nursery, the
14 pre-K, the kindergarten, and grades. The
15 proposal is for a cap, an absolute cap of
16 twelve hundred total students.

17 We have approximately 865 in the present
18 2011 class. We submit in the first instance
19 that the proposal will be consistent with the
20 1997 comprehensive plan and 2006 update.

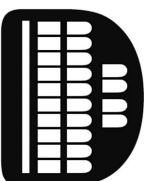
21 This will in particular be a
22 recreational use that is accessible to all
23 residents of the city in contiguous areas and
24 is configured in such a way to make it usable



1 for the public, and one of the other key
2 elements of the comprehensive plan, if ever
3 developed at this site, is to use cluster
4 techniques to preserve the steep slopes with
5 the wetlands and the water bodies with a
6 linear open space system with connections to
7 the nearby streets and communities, which I
8 think you'll see this application does.

9 Our design principles are fundamental
10 and you see embodied throughout our site plan
11 and all the features of the site plan to
12 preserve the site's natural features, to
13 preserve the majority of the site as open
14 space, to preserve the community character,
15 prepare sustainable and collaborative designs,
16 integrate maximum green buildings and site
17 technologies, and share our facilities with
18 the community, educational, and recreational
19 community, and the city as a whole.

20 As you can see, this is the aerial
21 photograph of the existing conditions in 2007,
22 which pretty much remains today, except for
23 the site is no longer a golf course and has
24 no longer been maintained or functions as a

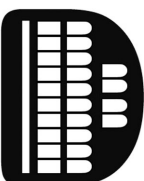


1 golf course.

2 You can see Ridgeway to the right,
3 Bryant Street to the left, Hathaway coming to
4 the eastern portion of the site. Existing
5 building coverage, you can see in this area
6 is an outline shaded where the exiting
7 building and parking is today, the tennis
8 courts and other disturbed areas. This is
9 the existing lot coverage of the facility
10 including proposed buildings and proposed
11 buildings and walkways and parking.

12 In time that will be approximately 5.64
13 percent -- or I should say the existing lot
14 coverage is 5.64 percent compared to what our
15 proposed will be 8.69 percent, so the lot
16 coverage, including all buildings, impervious
17 surface, driveways, and the like will only
18 increase by three percent over the existing
19 lot coverage today, covering 8.69 percent of
20 the entire approximately 148 acre site.

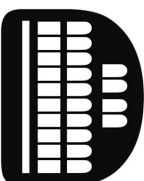
21 This is the proposed overall site plan,
22 and I'll get into a little more detail later
23 on, but that's what I had just described,
24 ball fields, building, parking and the like.



1 The rest of the site, as Mischa mentioned,
2 will be preserved as a nature preserve.
3 That's this site that's in light, greenish
4 color and the shaded area. The light
5 greenish area is approximately 60 acres.
6 That for the most part as we'll show is
7 completely developable as residential or
8 other use.

9 The darkened green area is regulated and
10 delineated wetlands which make up another
11 approximately 25 total acres. This entire
12 area will be preserved as a nature and open
13 space, and the reason we include the wetland
14 area is because today many paths exist within
15 this wooded area, and in fact regulations
16 provide and encourage passive use and
17 catwalks, and non-impervious surface within
18 this area.

19 Again, this is a rendering of what we
20 think the preserve would look like: Passive
21 recreational use, walking paths for dogs for
22 individuals, possibly a bicycle path. It
23 will be at no cost to the city. It will be
24 dedicated and included in our deed that this

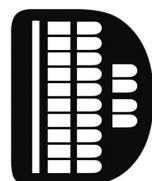


1 will be forever publicly accessible open
2 space that we can never revoke or rescind,
3 and we have also committed to the city that
4 we will fund both the creation of this, the
5 maintenance of this, and the security and
6 upkeep of this site.

7 Remember this will be the school's
8 backyard. We intend to use it for classrooms
9 and other use, and we are committed to it
10 being absolutely secure and maintained and a
11 gem and a beauty we hope for all of White
12 Plains.

13 We also look forward to the final design
14 to be a collaboration with this council, with
15 the public, and with other members of the
16 White Plains community. We have already
17 begun working with the Cornell extension,
18 with the land trust, and other parties who
19 have worked with us to talk about how do you
20 really restore this to natural conditions and
21 bring it back to a vibrant and sustainable,
22 biological, and vegetative community.

23 On the site are a number of what the
24 city has deemed environmentally sensitive

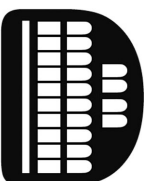


1 features. In fact, in 2010 the city council
2 passed a comprehensive law updating the
3 environmentally sensitive features and
4 updating many of the regulations included
5 with these features.

6 The first one of these is the wetlands.
7 As I mentioned before the wetlands are
8 delineated. In this area we have included a
9 hatch area because we're he going to treat
10 this also as delineated regulated wetlands.

11 Again, as the city as part of their 2010
12 comprehensive rezoning provided that there
13 cannot be development within a hundred feet
14 of the city environmentally sensitive
15 features, and as you can see there will be no
16 development within that hundred feet of the
17 delineated wetlands. These are the ponds on
18 the site. Just for a point of information,
19 this pond was created in approximately 1974.

20 It was created and served pretty much as
21 a storm water detention pond, as we will show
22 later has never been compromised or had any
23 problems, and we will continue to maintain it
24 as the golf course has maintained it during

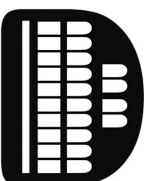


1 of the last 40 or 50 years.

2 There are some intermittent streams.
3 Again, another one of the regulated and
4 defined environmentally sensitive features in
5 the city's code on the site delineated by
6 these blue marks, and again we have kept all
7 development out of the hundred foot buffers,
8 far beyond the hundred foot buffers.

9 Steep slopes, as you can see, are mapped
10 in the brownish area on the site. These are
11 slopes that are greater than 20 percent as
12 provided for under the city's code in 2010
13 laws, and again, we have purposely and
14 consciously clustered all development on the
15 already disturbed area to avoid any of the
16 steep slope areas on the site.

17 The very minor rock croppings in this
18 area, again, another defined environmentally
19 sensitive feature that we have stayed away
20 from. The code, again, 2010 environmentally
21 sensitive code defines highly erodible soils,
22 which there are none under the classification
23 that's provided under the code today. Flood
24 plains, hundred year flood plain of which

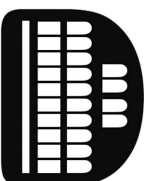


1 they are none on the site under the FEMA maps
2 and aquifer recharge areas, again, all other
3 defined terms under this comprehensive zoning
4 law in 2010, and again, these are defined
5 under the code by Westchester County GNS
6 [indiscernible] base map, and none were
7 identified to date on the site.

8 Again, in detail this is the proposed
9 site plan as you can see. This is Hathaway
10 Lane. Ridgeway, again, the espionage of the
11 side streets, Bryant to the north or to the
12 south, this will be the upper school where
13 the clubhouse exists today will be
14 refurbished.

15 This will be the gymnasium of performing
16 arts. I should say, I mentioned, although we
17 didn't show it, we had a whole section on the
18 architectural rendering for revision.

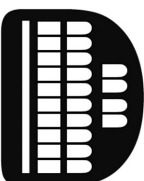
19 None of these buildings will be over
20 two-and-a-half stories in height. They have
21 been designed preliminary to be compatible
22 with residential so the New England campus
23 purposely to try to be compatible with the
24 surrounding area.



1 The middle school, these buildings will
2 be new on the site. The courtyard, again,
3 green, and we tried to make it as green and
4 landscaped as possible. The lower school,
5 this will be the main entrance; it will be a
6 one-way, so we'll come in off of Ridgeway and
7 come out on Hathaway.

8 We did this purposely so that traffic
9 would stay off of the side roads, the
10 neighborhood side roads, and we are committed
11 and we will talk about 100 percent to
12 enforcing force that and making sure that
13 most of the traffic, if not all, stays on the
14 main corridors.

15 It's also been designed to be able to
16 hold and unload all traffic buses and cars
17 onsite. It's one of the advantages of having
18 a large site and adequate room to work with.
19 These are the parking areas. Again, the
20 parking areas will be fully landscaped with
21 all types of storm water, rain guards and the
22 like, fully landscaped, buffered, and, where
23 possible, we're going to try to use
24 impervious surfaces in the parking lot



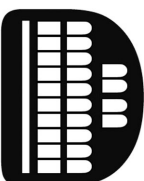
1 service area.

2 The lower school drop-off point in here,
3 larger school parents unloading the parking
4 area in here. Recreational fields will be in
5 this area. Again, the recreational fields
6 are part of the 15 percent entire build out
7 of the site, 15 percent of the entire site.
8 The ball fields will have no lights, no
9 outdoor. Minor spectator, we're not building
10 a Friday night lights and mostly grass and
11 shared facilities.

12 We've also already begun speaking with
13 certain of the Little Leagues and other ball
14 field groups in White Plains, and we have
15 discussed making them available during the
16 day and the like to the residents of White
17 Plains where appropriate.

18 Again, recognizing that we want to
19 minimize the disturbance of the neighborhood,
20 but we also want to provide a creative
21 resource for the entire city.

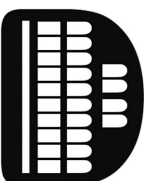
22 We are 100 percent committed to enhance
23 landscaping and buffering on this area.
24 There's no question and we recognize that the



1 houses in this area to the west along the
2 ball fields will be impacted. There
3 will be increased noise levels along that,
4 and we will do everything in our power --
5 we've already had discussions with many of
6 these homeowners to at least make the
7 commitment to them that we will do everything
8 in our power to mitigate that noise or reduce
9 that noise and hopefully not impact the
10 quality of life.

11 We hope one day, if there are people my
12 age, for example, that are living there and
13 looking forward to those days of quiet, when
14 they're empty nest and the children are out
15 of the house, that we really can make those
16 days quality of life and when and if they do
17 intend to sell, hopefully there will be more
18 an increased families from the French
19 American School and others that would like to
20 live near the school, would like to live near
21 ball fields, and will be already market for
22 some of those houses.

23 We also are going to increase the
24 buffering in this area, and I mean

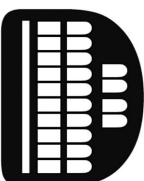


1 extensively. I'm not talking about just
2 bushes and seasonal planting, but real
3 evergreens, both high and low and alike.

4 We -- again some of the houses in here,
5 some in here that are going to be
6 particularly impacted by the school. Again,
7 the proposed building coverage as you see in
8 the orange will be 2.7 percent of the entire
9 site, those buildings.

10 All the areas in here are going to be
11 preserved as publicly accessible open space.
12 The lot coverage, that's buildings and
13 parking lots, will be 8.69 percent of the
14 entire site compared to a little over five
15 percent today. And the gross land coverage,
16 included the ball field, which will be all
17 grass, totals 15 percent of the entire site.

18 Storm water management, an important
19 issue to the site to those living downstream
20 to the city as a whole: We recognize this
21 and have put in substantial time already into
22 studying and designing the site to hopefully
23 enhance the water quality treatment on the
24 site.

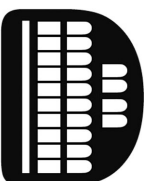


1 Today there's very little treatment,
2 very little management of the storm water.
3 Again, we would like to restore the natural
4 systems to the site, seek to dramatically
5 reduce the use of pesticides and irrigation
6 on the site, now that's no longer used as a
7 golf course.

8 Utilize the best management practices in
9 the management of storm water. And again,
10 for those that are familiar with storm water
11 techniques use the most progressive low
12 impact design so as not to increase storm
13 water in the site and to enhance or
14 re-enhance the health of the Mamaroneck River
15 water shed downstream.

16 Again, that's going to be accomplished
17 by making the open space, minimizing the
18 pervious surface, disconnecting the pervious
19 areas, treatment, water improvement, and
20 minimal use of pipe storm water to convey
21 runoff.

22 Again, as we've discussed with the
23 council and others, we are going to bring
24 what we think is significant enhancement of

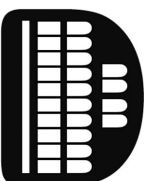


1 the storm water management to the site.

2 Again, we recognize we're located entirely
3 within the water shed base, and 128 acres
4 represents less than one percent of the water
5 shed area.

6 We will preserve over 90 percent of the
7 properties as impervious; again, we would ask
8 that in studying our application, and we've
9 recommended that in the scope, that these
10 impacts be compared to the other potential
11 uses of the site, including residential
12 development, private golf courses and the
13 like, and again, all soil will be treated on
14 site. We'll be using a number of low impact
15 designs to do that.

16 This may be of interest in -- to even
17 some of the people in this room who live in
18 the neighborhood as well as members of the
19 public. This is the residential housing.
20 The way the storm water flows on the site is
21 it flows from the red area or the higher
22 elevation where the residential housing
23 currently exists. It flows from the existing
24 housing, initially this area east to, again,



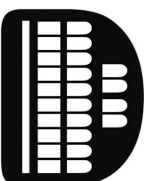
1 the storm water pond that we identified
2 before, and then west to the golf course in
3 this area, which then flows south under
4 Ridgeway to the Westchester Hills and south
5 to Mamaroneck in that area.

6 Economic and fiscal benefits, again, we
7 recognize there's been questions. We are tax
8 exempt, so we will no longer be paying
9 property taxes in the approximate amount of
10 about 280,000 which the golf course, when it
11 was viable and when it was -- before it put
12 itself up for sale was paying.

13 During construction periods the benefits
14 will be 751 jobs, \$37 million in wages
15 salaries, and a total economic output of 108
16 million.

17 Upon full enrollment in 2025, the annual
18 benefits will be approximately 14.3 million
19 to White Plains alone: Sales, families,
20 employees, shopping and the like.

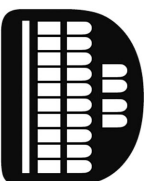
21 Tax benefits to the city will be
22 approximately 3.8 million, 2.75 million of
23 that will be paid to the White Plains
24 schools. Now, some have said, look, people



1 who already lived in the homes that will be
2 occupied by a certain percentage of the
3 French American School parents already pay
4 tax. The difference will be that those
5 parents will not be sending children to
6 public schools, meaning they will not be
7 burning the public schools, so that at \$2.75
8 million in taxes just to the schools will not
9 be encumbered and not be decreased by the
10 services that we'd provide them.

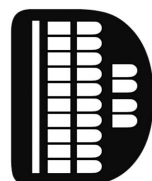
11 Economic and tax benefits in Westchester
12 County annually are 23.1 million. This was a
13 study that was done by HARF. It was done;
14 it's a very detailed study. It will be
15 included and discussed in these draft
16 environmental impacts statements. They used
17 conservative assumptions; it used very
18 well-established modeling, and we feel
19 confident that, if anything, this is a
20 conservative estimate of our economic
21 benefit.

22 Traffic management we understand is one
23 of the critical issues of the potential
24 impacts on the project on the neighborhood.



1 We recognize that the Gedney neighborhood is
2 an extremely attractive, stable, high-quality
3 neighbor. We -- one of the reasons we've
4 decided to potentially locate there, French
5 American School, because it is a school and
6 it is a neighbor of schools, which we think
7 has, and, I believe, many people believe have
8 contributed to that stability.

9 Stepinac is in the neighborhood, the
10 German school, the Solomon Schecter, Ridgeway
11 Elementary School, a number of other schools
12 and institutions that also like us have tried
13 to protect their our open space. We
14 understand that to build the school on this
15 site is going to require us to demonstrate
16 that our traffic impact will not
17 significantly, adversely impact the
18 neighborhood, and we are a hundred percent
19 committed to doing that in every respect. We
20 will use the most advanced scientific
21 technology to demonstrate that, including as
22 you see in the scoping, extensive widespread
23 counts throughout the city and throughout the
24 area.

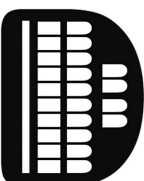


1 State of the art modeling where you can
2 actually see accurate simulations of what the
3 traffic would like: And we are committed to
4 any mitigations or onsite management on or
5 offsite that we need to do.

6 Again, and we should emphasize at the
7 absolute cost to The French American School.
8 There have been people who have said that
9 this is going to increase the cost to the
10 city. That is not how these proposals work.
11 Any mitigation that's required due to the
12 impact of our project, whether it's traffic,
13 infrastructure, storm water, or anything
14 else, those costs will be incurred completely
15 by The French American School.

16 Again, we've already done some
17 preliminary studies: Mamaroneck Avenue,
18 which obviously is one of the critical
19 arteries, Mamaroneck and Ridgeway and North
20 Street and even with the additional traffic
21 that we estimate from The French American
22 School, and again, just want to highlight
23 that these are vehicle trips.

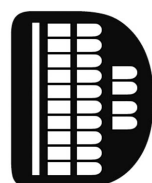
24 These include coming and going, ingress



1 and egress, that Mamaroneck will be
2 74 percent of design compared to Ridgeway
3 which is 40 percent, and North Street
4 63 percent, but again, these are preliminary
5 studies, and I can assure anyone who's
6 watching or speaks tonight or the council
7 that this just scratches the surface.

8 We are going to have to engage in much
9 more detailed analysis in many respects.
10 Many of you, I hope, have seen the scoping
11 document. It is comprehensive and covers
12 each of these areas, and we have proposed to
13 use all the -- what we are aware of -- and
14 all the latest and most established
15 methodologies for studying all of these.

16 So coming to a close, and I appreciate
17 the patience of the public who I know wants
18 to speak tonight, and the council wants to
19 hear them, we are committed and hope to
20 become the newest White Plains schools of
21 excellence, and to share our cultural,
22 economic, and other benefits to the citizens
23 in the City White Plains, and with that,
24 unless, there are any questions, I will close



1 and sit down and take copious notes as to the
2 hearing tonight to the public. Thank you.

3 MAYOR ROACH: Thank you, Mr. Zarin.

4 MR. BUCHWALD: Mr. Mayor, I did have a
5 couple of questions. I'll be very brief.

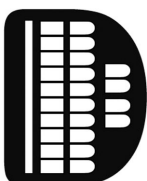
6 MAYOR ROACH: I like the public -- I mean
7 -- to get -- all right.

8 MR. BUCHWALD: The statement was made at
9 our work session that we'd have a little bit
10 of time to ask questions today, so regarding
11 the scope.

12 MAYOR ROACH: Right. Understood.

13 MR. BUCHWALD: On the scope, Mr. Zarin,
14 thank you for the presentation. When in the
15 process regarding the Gedney preserve -- when
16 in the process do you think will we be able
17 to get a more specific proposal as to what is
18 intended with that.

19 MR. ZARIN: Yes. I mean, that will
20 absolutely be part of the scoping document.
21 Again, we put forward some renderings. It's
22 included in the scoping, and it's our hope as
23 part of the collaborative design that
24 continues through the DIS we will include

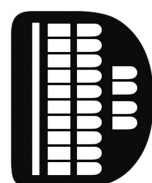


1 more details on that as we go forward.

2 MR. BUCHWALD: On the subject of the
3 athletic fields, do you plan to include a
4 specific proposal as to what hours of the day
5 those fields will be available or will be
6 used, either for school use or for public
7 uses?

8 MR. ZARIN: Absolutely. If it's not
9 included in the scope, it should be.
10 Obviously, it goes to the issue of the
11 impacts those fields will have and the use,
12 so we will have to talk about in the DEIS and
13 elaborate at length on the operational issues
14 that you mentioned. If it's not in there, it
15 should be.

16 MR. BUCHWALD: And the proposal currently
17 says that the hours of operation of the
18 onsite light fixtures will be provided as
19 required by the lead agency during the full
20 environmental review process for the
21 application. And you confirmed, both at our
22 September 26th meeting and tonight, that the
23 athletic fields will not have any light
24 fixtures. Am I then correct that we are



1 talking about the hours for lights in the
2 parking lot and outside the school buildings.
3 Is that's what's referred to in talking about
4 the hours of operation?

5 MR. ZARIN: That's correct.

6 MR. BUCHWALD: And lastly, just a
7 question about the water usage for the
8 proposal, there's a statement in the
9 environmental assessment form that the
10 project is anticipated to use approximately
11 28,440 gallons per day of water. Do you know
12 what the prior figures were for the prior
13 usage of the property.

14 MR. ZARIN: I do not.

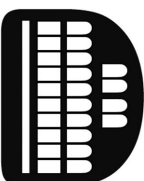
15 MR. BUCHWALD: Would that information be
16 included in the scope.

17 MR. ZARIN: Absolutely.

18 MR. BUCHWALD: Thank you. Thank you,
19 Mr. Mayor. I appreciate it.

20 COUNCILWOMAN LECUONA: I assume that we
21 are going to have a chance to ask questions
22 later; right.

23 MAYOR ROACH: Well, tonight as we're
24 doing the scoping, we will have plenty of



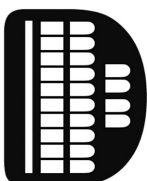
1 opportunity to discuss whatever we want in
2 the scope, whether it's tonight or another
3 time.

4 COUNCILWOMAN LECUONA: I might still have
5 a lot of questions, but I prefer the public
6 to address it.

7 MAYOR ROACH: That's fine. There are
8 going to be other opportunities for
9 questions. Listen, everyone's going to ask
10 whatever they want. We're going to get
11 through this. Okay. Just, please, I want to
12 remind everyone before we get started to
13 please keep your comments directed to the
14 proposed scoping outline.

15 This is a not a public hearing on the
16 application. It is a public meeting to
17 provide input on what should be included in
18 the scoping document which sets the framework
19 for the environmental review proposed
20 project, which is a creature of state law.

21 As I said last time, so if you hear a
22 comment or you hear someone says I think such
23 and such an intersection should be studied
24 and that's what you were going to say, even

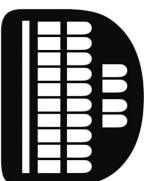


1 if you signed in, there's no requirement that
2 you get up and refute that.

3 Having said that, I encourage everyone
4 who does have -- still have something to add
5 to get up. That's what we're here for. It's
6 just that we're probably going to have, I'm
7 going to guess, 50 people comment tonight,
8 and we're only going to hold people to the
9 five limit comment limit, because we want to
10 give everyone a chance to be heard, and if
11 you take longer than that, you're really
12 taking time from your neighbors.

13 And after this is over or if you want
14 to, comments can be filed in writing as well.
15 Ideas for the scoping that should be included
16 in the scoping can be submitted in writing as
17 well, and I'll give my final advice on the
18 five-minute rule, is what I said last time:
19 It's -- remember, The Gettysburg Address was
20 delivered in two-and-a-half minutes, and it
21 was very effective.

22 And having said all of that, I'm now
23 going to begin to call the speakers in the
24 order in which they signed in, and then when

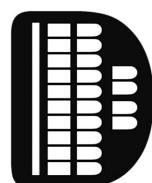


1 I complete that, I'm going to ask in case you
2 signed in or when you got here there wasn't a
3 sign-in sheet, I will ask, make sure that
4 everyone's here tonight that wishes to
5 comment will comment.

6 And just to refresh everyone's memory,
7 let's just be courteous to each other, and
8 just listen to what everyone has to say and
9 recognize there's no vote tonight, there's no
10 vote next month or the month after on this
11 project. This is a long process, and this is
12 one of the first steps, so having said all
13 that, I now -- I almost said call to the
14 stand. The first person on our list is
15 Robert J. Stackpole.

16 MR. STACKPOLE: Thank you, Mr. Mayor. I
17 introduced myself before, but I'm Bob
18 Stackpole. I'm a 50-year resident of White
19 Plains, and I'm a current member of the
20 planning board of the City of White Plains.

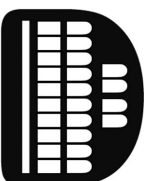
21 I have recused myself in the legal
22 application before the planning board as a
23 referral agency on this application for
24 obvious reasons.



1 To begin with, I think we have to step
2 back a minute and look at the nature of the
3 scoping document as part of the environmental
4 impact statement. What we heard tonight and
5 the information that we received from the
6 applicant centrally focuses on the compassing
7 of the campus of The French American School,
8 which is only a small part of the total
9 property, and there is more than 85 acres of
10 open space that's left.

11 Comments have been made about what will
12 be done in a very peripheral way and looking
13 at the object of an open space reserve. That
14 demands that a full environmental review of
15 that part of the plan be placed in the order
16 of the same as the school and not segmented.

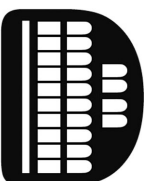
17 Under New York State regulations on the
18 environmental review, you cannot segment a
19 proposal and later deal with the open space.
20 It has to be done at the same time, and I,
21 for the use of the council, I've copied the
22 segmentation side of the environmental review
23 handbook to give you an idea that there are
24 very few cases where segmentation is allowed.



1 In 99.9 percent of the case law that
2 when you have a project of this size you
3 cannot go forward on a piecemeal basis, and
4 the most important issues that are before you
5 on this issue is number one, the state looks
6 at location, what site and where it is. The
7 geographic location is in a single area in
8 the City of White Plains, therefore, no
9 segmentation.

10 Also single owner, The French American
11 School owns the whole site. Thirdly, there's
12 a significant environmental feature cutting
13 across the whole property. That is the
14 drainage system, the Mamaroneck River system.

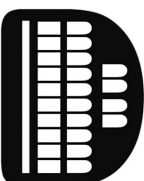
15 There are three branches, the east,
16 west, and the central part goes down through
17 Ridgeway Country Club, former Ridgeway
18 Country Club. The problem is that in
19 reviewing only the southern part of the
20 campus in the extent that's been submitted in
21 the documents, and the most important
22 documents you look at is the storm water
23 pollution representation of what they plan to
24 do.



1 Nothing is said in those documents, nor
2 in the topographical mapping or anything else
3 about the rest of the campus, and there's an
4 error in that topographical map in that the
5 pond mentioned by Mr. Zarin that was built in
6 the 70s was not for storm water retention; it
7 was built as a part of the major irrigation
8 system that was then only that small pond
9 that you see to the east large body of water.

10 15 days before the Hurricane Irene
11 descended upon this part of New York State,
12 the residents of Gedney Farm and myself
13 observed a significant change in the water
14 level of the major pond. It was overflowing
15 its banks by a good 10 to 15 feet, plus it
16 was covered with a very heavy coating of
17 algae, clogging any kind of system that might
18 be draining parts of that water. The algae
19 color is a breeding ground for mosquitoes.
20 Nothing has been said about what is being
21 done now to tamper down the fact that we have
22 a major health problem on that particular
23 body of water.

24 I called the state DEC, they referred it

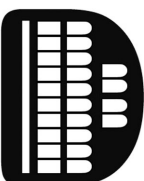


1 to District 3 in New Paltz, and they said
2 they'd send somebody down to look at the
3 pond, and to the amazement of some of the
4 maintenance people, they didn't know there
5 was a dam attached to the pond.

6 We notified the commissioner of public
7 works and buildings, and, they, on the 15th
8 of September went and reviewed the dam and
9 the lake. I have a letter from Mr. McLetti
10 and Mr. -- the commissioner of the public
11 works to the city -- excuse me -- to our
12 operation manager of the club itself and
13 other facilities to give them a list of what
14 they have to do to comply with what the City
15 of White Plains.

16 In the meantime, the state has to
17 determine whether it's a state certified dam,
18 because that body of water that's behind it
19 is held by an earthen structure, which has
20 been overgrown, not maintained, and there's
21 no spillway, and so at the time of the
22 hurricane there was maybe an inch or two
23 before it topped over.

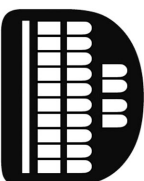
24 What that means is that the maintenance



1 of the clum in the future is going to be
2 pristine. I think the owners have an
3 observation to take of what they got now.
4 The problem of segmentation is that in order
5 for you to deny that that's an issue, the
6 common council as the approving agency has to
7 have a finding that the issue of segmentation
8 is not relevant, because at the end of the
9 process as we go through it, if we wind up
10 having a dispute over the coverage of all the
11 issues that would be done under the review of
12 the 85 acres of open space, then we have to
13 go back to ground zero.

14 It's better to do it now and to have the
15 applicant expand their scoping document and
16 all the material that goes with the
17 application to include the whole site,
18 because if that takes place it will not
19 interfere because you got the moratorium
20 going to May. It could be done in the space
21 that this now is going to be extended into
22 2012.

23 We have a letter sent by our attorneys
24 to the mayor outlining our position and



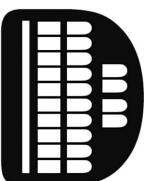
1 supporting the idea that this is a segmented
2 and not complete application. Thank you.

3 MAYOR ROACH: Thank you. Terrence
4 Gerrier.

5 MR. GERRIER: Good evening. My name is
6 Terrance Gerrier. I live at Dupont Avenue.
7 I'm a lifelong resident of White Plains,
8 proudly. I must say in light of our
9 attorney's letter I am extremely disappointed
10 that the scoping session is continuing
11 because it's clear that it would be the best
12 interest of all parties, including the
13 applicant, to do this right, not do this
14 over. So, unfortunately, I'm going to go
15 forward with my comments because I was hoping
16 we would be adjourning.

17 MAYOR ROACH: Just note that the
18 "letter," I received an e-mail that the time
19 stamp on the e-mail was 3:40, and I don't
20 monitor my screen, so it's pretty late in the
21 date that any communication --

22 MR. GERRIER: Certainly. I understand
23 and we only recently came upon this
24 information. The applicant's scope of the



1 DEIS is quite inadequate. It does not
2 address a number of obvious and potential
3 significant environmental impacts.

4 The scope requires substantial
5 amendment; it also requires the input of an
6 independent, professional environmental
7 planner, and it should be republished for a
8 more complete and another scoping session
9 conducted following adequate time to review
10 those amendments.

11 I'm going to go through a number of
12 missing items. Missing analysis of obvious
13 impacts: Parking demand. There is no
14 parking demand analysis of the adequacy of
15 the 428 parking spaces to serve the 250
16 staff, parents, and visitors associated with
17 the 1200 students.

18 Tree canopy removal: There's no
19 provision for the quantification for the loss
20 of mature trees and their canopy has a visual
21 wildlife and noise reduction resource and the
22 impact of canopy reduction is missing from
23 the discussion.

24 Lighting impact: The illumination of

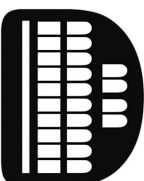


1 the surface and focus basis will change the
2 character of the evening environment and
3 eliminate the dark side benefits of the
4 property as it currently exists.

5 Construction: It is not quite temporary; in
6 fact, the construction impacts are not as
7 temporary as expected. They will extend over
8 a seven-year period ending in 2019.

9 Noise: The study does not include a
10 noise inventory. In the evenings when
11 currently there is little or no ambient noise
12 for the property, the proposed use will add
13 age fact equipment and vehicles in the
14 parking lot and needs to be quantified and
15 evaluated.

16 Character of Ridgeway the street: The
17 potential addition of left-turn lanes and a
18 traffic signal will transfer Ridgeway --
19 transform Ridgeway from a quiet, pleasant
20 neighborhood street, to a busy and unfriendly
21 environment for the use of single-family
22 outdoor space, walking and local travel.
23 There are also missing studies that need to
24 identify and to mitigate undisclosed impact.



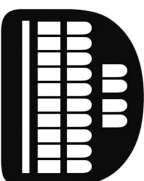
1 Alternatives for instance: There are no
2 plans in the scope which comply with the
3 anticipated amendments to the proposed
4 rezoning being considered by the city,
5 including appropriate setbacks from the
6 adjacent homes.

7 Alternative parking configuration:
8 Placing the majority of the planned parking
9 below the proposed buildings will eliminate
10 substantial increases in storm water and
11 potential impacts and parking lot lighting
12 and noise. This should be pursued.

13 Gas and electric infrastructure: The
14 capacity of existing gas and electric
15 facilities should be studied so the impact of
16 potential expansion can be determined.

17 The potential for digging up of existing
18 streets: In the removal of street trees to
19 provide the required services should be
20 required in the scope.

21 Traffic safety: Pedestrian movements
22 throughout the affected are not included in
23 the scope. They will surely be affected by
24 the vehicle traffic movements.



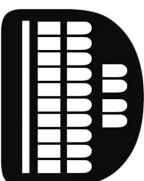
1 We've heard a lot about trees and
2 streams and parking lots, but we haven't
3 heard a lot about the impact of what the
4 people will be impacted about, the impact on
5 the people from this project.

6 The scoping document does not mention
7 the socioeconomic impact on the people of
8 White Plains if this project is approved. It
9 is not just our association that feels FASNY
10 must address the impact of the project on the
11 people of White Plains, in the New York State
12 highest court they believe so.

13 The Court of Appeals in a case called
14 Chinese Staff and Workers' Association versus
15 the City of New York, it ruled that an
16 applicant for any project in New York State
17 must address and every lead agency must
18 consider the people in any proposed project.

19 FASNY's scoping document does not
20 consider the financial impact on White Plains
21 residents for the loss of the nearly
22 130 acres of White Plains that could be the
23 place to locate a good tax paying use.

24 FASNY's document ignores the loss of

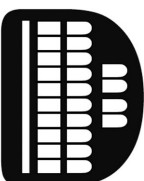


1 these 130 acres of taxable land and the
2 increased tax burden on all the people of
3 White Plains who have to carry the burden
4 because the school will not be sharing that
5 burden along with the rest of us taxpayers.

6 The document does not consider the loss
7 of tax revenue: The reduced assessed values
8 for homes due to the change of the character
9 and quality of the neighborhood because of
10 the project. Also, I remind this council
11 that FASNY gambled when they acquired this
12 site.

13 They gambled on your approval. They
14 purchased this property without any
15 conditions. FASNY took a gamble that they
16 could get what they wanted and the maximum
17 development is sought and never took the
18 prudent step of considering and seeing that
19 the people of White Plains would find this
20 project to be consistent with smart growth
21 and the city's comprehensive plan.

22 FASNY's gamble on this project should
23 not turn into this council's gamble on the
24 socioeconomic impact on this project on the



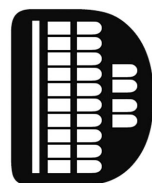
1 people of White Plains. I urge this council
2 to include the socioeconomic impact of all
3 our residents of White Plains as well as the
4 other impacts noted earlier and the scope of
5 any review. Thank you.

6 MAYOR ROACH: Thank you, Mr. Gerrier.
7 The next individual that signed in is
8 Catherine Hampton.

9 CATHERINE HAMPTON: Good evening,
10 Mr. Mayor, and members of the common council.
11 My name is Catherine Hampton. I'm a senior
12 at The French American School of New York,
13 and I am president of the student government.
14 I would like to thank you all for this
15 opportunity to speak and to give a student's
16 perspective of all this.

17 So most of the students at FASNY are
18 multicultural either by nationality or by the
19 environments they have lived in. When people
20 ask me for my nationality, I always tend to
21 be quite flummoxed. I'm a New Zealander by
22 passport, French by emersion and an American
23 by blood.

24 I've lived in Asia for most of my life.

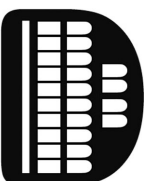


1 I've learned to adapt to different places and
2 to meet new people. At first you feel
3 trepidation, but once you take a leap,
4 everything seems to somehow fall into place.

5 My family moved to New York nine years
6 ago and although my father's job is
7 [indiscernible] in the city, my parents
8 decided FASNY was the school. We therefore
9 moved to Westchester. I've noticed since
10 then that the school becomes the center of
11 orbit for most families when choosing their
12 homes. Consequently, it turns into a beehive
13 of activity.

14 As president of the student government,
15 I oversee the planning of new events. In the
16 past, we've reached out to the White Plains
17 community, both academically and through
18 different businesses. We have helped
19 organize book fairs at Barnes&Nobles, and
20 have visited White Plains high school.

21 For all the amazing teachers, advice,
22 and support FASNY offers, the one thing
23 missing is our lack of novelty. We spend so
24 much time with our fellow classmates, granted



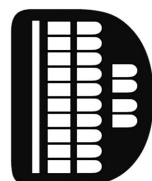
1 they're like family, but we are in need of
2 new experiences.

3 As students immersed in a community of
4 different tongues, we can bring tools of
5 language to the local high school students,
6 but what will prove to be most valuable to us
7 are their ideas, their opinions, and their
8 experiences.

9 I think both student bodies can enrich
10 each other's knowledge and culture. For
11 example, community service, joint art
12 projects, or scientific experiments using the
13 preserve's natural habitat. This is why as
14 students we would love to sustain a
15 relationship with your local high schools.

16 Hopefully, they will have the chance to
17 show us something new and different,
18 something foreign to us FASNYans. After all,
19 that is one of the core principles of our
20 school, expanding minds.

21 Another principle of the school I think
22 is community. We pride ourselves as students
23 as being part of a microcosm. Whether we're
24 inviting a new kid to invite a group of



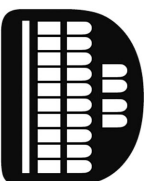
1 students at lunch, dance with someone at
2 homecoming, or help them with math exercises,
3 we include those new to our community.

4 It's because of little acts like these
5 that we can truly call ourselves a family;
6 however, our community stretches beyond
7 members of the school. It includes our
8 surrounding neighbors. We are a small school
9 situated in a small neighborhood; therefore,
10 we have been taught as students to be good
11 neighbors in Mamaroneck.

12 One of the main goals of the school
13 regarding this issue is making students aware
14 of their impact as young drivers. I assure
15 you that we will continue to abide by the
16 traffic flow regulations and security rules
17 set forth by the administration.

18 We are fully conscious that respect is
19 due to those living in the encircling areas;
20 therefore, I hope that one day soon we will
21 be able to share the same sense of inclusion
22 and a family with this neighborhood. Thank
23 you.

24 MAYOR ROACH: Thank you. Susan Kaufman?

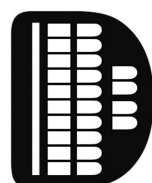


1 Susan Kaufman. And I will just mention again
2 that, please bear in mind, focus on the scope
3 that you can to the best of your ability. I
4 know we don't have a room full of lawyers
5 here, but the best you can do, try that and
6 bear that mind. Heidi Schroder?

7 MS. SCHRODER: Hello, my name is Heidi
8 Schroder, and I live on Haviland Lane right
9 behind the high school with my husband and my
10 three young children, and I was excited when
11 I first heard about the French school coming.
12 I think it's interesting to hear all these
13 points, and I appreciate very much the time
14 and the consideration that you're taking to
15 carefully examine this for us, and there are
16 a lot of important points to consider here.

17 There's something that hasn't been
18 brought up that I'm concerned about. What
19 are the alteratives? We have focused just on
20 this one plan, and I've heard some rumors
21 about other alternatives, but I think that's
22 a very fair and reasonable thing to discuss.

23 If we turn down this proposal, what else
24 would we have? There's nothing that I've

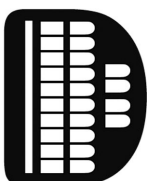


1 heard as rumor that makes me feel
2 comfortable, as comfortable I feel about the
3 French school, and what I've heard from them,
4 with having this big open space.

5 Some of the things that I've noticed in
6 other places in White Plains that I've heard
7 discussed, for example, were if we were to
8 have a community swimming pool, and I think
9 there would be a whole -- a lot of other
10 concerns that came out of the something like
11 that.

12 For example, at Saxon Woods just last
13 month there was an arrest of 18 people on
14 riot charges, and the previous months there
15 were other sorts of safety concerns, and I
16 don't think we should expect that at the
17 French school.

18 I know that French schools usually tend
19 to settle in nice neighborhoods. The area of
20 southern California where my family lives in
21 La Hoya, outside of San Diego, has a French
22 school in one of the nicest areas. I know
23 there's one at Princeton. I know there's one
24 at Cambridge. I think we should feel



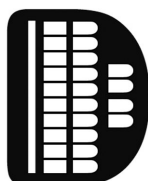
1 flattered that they're selecting us.

2 So that was one thing, the alternatives,
3 safety; we already discussed the economic
4 benefits, that's clear, and something else I
5 didn't hear discussed, but I'm sure everybody
6 is thinking about is the impact on our
7 property values. I think when there's more
8 demand for people wanting to live near the
9 French school that's positive for us, so
10 thank you. Those are some more thoughts that
11 I wanted to ask that you consider.

12 MAYOR ROACH: Thank you. Demi Marcilene?
13 Harriet Baker?

14 MS. BAKER: Mr. Mayor and council
15 members, I'd like to address first, my name
16 is Harriet Baker, and I live on Hathaway
17 Lane, and I'm a 24-year resident of White
18 Plains.

19 I'd like to address the issue of the
20 environment. The representatives of FASNY
21 have talked extensively about the fact that
22 they will include areas, that they will
23 maintain the areas that they are not going to
24 build on for -- they will improve them; they



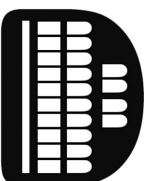
1 will maintain them.

2 Those areas will not be used for school
3 purposes. Based on care of the property that
4 we have seen in the last year, how can we
5 conclude that they will do this, that they
6 will maintain these to the best of their
7 ability?

8 The lawns were not mowed when the grass
9 was like straw -- until the grass was like
10 straw. The ponds were not aerated as was
11 mentioned earlier. They overflowed the
12 banks; they were green. There are
13 mosquitoes, all sorts of mosquitoes; even the
14 ducks stayed away. There have always been
15 ducks on that pond in previous years.

16 The pond was, I think, originally
17 supposed to be used for irrigation purposes.
18 It was not used for that purpose, and because
19 it was not aerated and not used for
20 irrigation, it deteriorated.

21 I think that we have to consider all of
22 this in the scoping of this property. That
23 -- will the school do what they say as they
24 promised to do? Will they have the



1 appropriate kind of maintenance of the
2 property?

3 The other thing I'd like to talk about
4 is downstream effects. With all of this
5 building, will there be downstream effects on
6 the Mamaroneck River, the Sheldrake River and
7 the Sound?

8 I think all of this should be very clear
9 in the scoping document, and I don't think
10 that we can trust, based on their maintenance
11 of the property up until now, that we can
12 trust that they will do what they proposed to
13 do, so this has to be very clearly stated in
14 the scoping environment. Thank you.

15 MAYOR ROACH: Thank you, Ms. Baker.
16 Francis Jones.

17 MS. JONES: Thank you. I will try to
18 limit my comments to two-and-a-half minutes.
19 During FASNYS September 26th presentation to
20 the common council, their attorney, Michael
21 Zarin, referred to special permit standards
22 of section 6.5 of the zoning ordinates of the
23 City of White Plains, so I decided to check
24 it out.

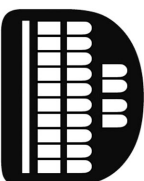


1 I downloaded it from the city's Web site
2 this afternoon. It was reassured it was up
3 to date. Section 6.5.3 says, and I quote,
4 Operations in connection with any special
5 permit use will not be more objectionable to
6 nearby properties, by reason of noise,
7 traffic, fumes, vibrations, or other
8 characteristics than would be the operations
9 of permitted uses, not requiring a special
10 permit.

11 Noise: There's been a lot of talk about
12 noise as one of the items listed tonight and
13 somebody mentioned the noises at night. As a
14 public school teacher for over 33 years, I
15 don't remember ever visiting a quiet school;
16 that's a good thing, I think.

17 And I would like to know how they intend
18 to study the noise impact of a school of 1200
19 students with teams out in the fields, in the
20 playing field, so they're inviting the Little
21 League as well; seems to me they need to come
22 up with specific standards by which they're
23 going to study the noise impact.

24 Traffic: I live in the Rocky Dell



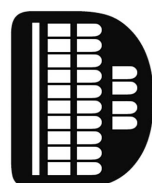
1 Little Park neighborhood. A lot of talk
2 about the impact on Gedney Association, I
3 appreciate that, but we are the neighborhood
4 immediately adjacent to the Gedney
5 Association and Ridgeway is our major
6 thoroughfare.

7 You need to consider the impact on
8 residents of the Rocky Dell Little Park and
9 other neighborhoods that rely on Ridgeway.
10 According to the statistics that FASNY gave
11 us last week, and again, tonight on Ridgeway
12 now 5,000 vehicles are going to be added to
13 by 2,504.

14 FASNY vehicles -- I was also a math
15 teacher, and I can assure you that that
16 increases just by using their statistics, the
17 traffic impact on Ridgeway alone will
18 increase by fifty percent of what it is now.

19 So that definitely is a major impact in
20 terms of those of us who must use Ridgeway.

21 Fumes: With increased vehicles, and I'd
22 assume some of those are buses, school buses,
23 certainly there must be increased fumes
24 unless they're going to come up with some



1 sort of way of transporting the children or
2 parents that doesn't rely on carbon-based
3 fumes.

4 Vibration: Well, not too sure what
5 vibration means or how you measure the impact
6 of vibration, the increased vibration, but I
7 assume that if you have 1200 students running
8 around playing fields, I know they're not all
9 at the same time, as well as school buses and
10 other large equipment the schools need, that
11 has to have some impact on vibration, so I
12 would ask that that be examined. What does
13 that mean? How do they entail to study that?
14 Thank you.

15 MAYOR ROACH: Thank you, Ms. Jones. John
16 Votti.

17 MR. VOTTI: Thank you, all. My name is
18 John Votti, and I specifically wanted to
19 address the environmental impact of the
20 scoping of this study. I live on Saxon Woods
21 Road right next to Saxon Woods Park on the
22 Scarsdale, White Plains border in Scarsdale.

23 I'm here today speaking as a father of a
24 five-year-old who also attends The French

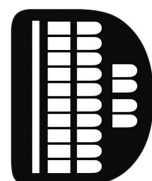


1 American School. My son, Michael, loves
2 nature, and so do I. We spend a lot of time
3 in nature fishing, hiking, catching bugs,
4 unfortunately keeping bugs in our house, and
5 he asks a lot of questions; he's very
6 curious.

7 We're also avid environmentalists. Our
8 home has solar panels, and we have geothermal
9 exchanger so we walk our talk. We're members
10 of Greenburgh Nature Center, The Wildlife
11 Conservancy, Stone Barbs Center for Food and
12 Agriculture, and not a weekend goes by where
13 we don't participate in a public open space.

14 We support to see our club earn justice,
15 and most importantly we avidly support
16 environmental stewardship. That being said,
17 I am very excited about my schools plans for
18 the Gedney Nature Preserve.

19 And basically having over 60 acres of
20 currently residentially zoned and potentially
21 developable land, and as the lady earlier
22 pointed out, what is the alternative?
23 Because a privately owned golf course
24 obviously wasn't an alternative, because it

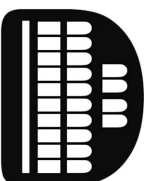


1 failed, and golf courses in general are
2 failing, so that business model doesn't work,
3 so we do need to look at what else are the
4 other options.

5 For this to become permanent, natural
6 open space as nature intended, namely a
7 nature preserve is a vast improvement. In my
8 mind, I don't consider a private members-only
9 golf course as public open space, and maybe
10 someone can help clarify that for me how is
11 the golf course open space if the public
12 can't openly access that space, especially if
13 it's privately owned.

14 I think public open space is a nature
15 preserve, and this would a gem for the City
16 of White Plains, for its children, for its
17 parents, for its citizens. Something similar
18 to what Scarsdale does, what Rye has, what
19 other cities in Westchester County have,
20 where fathers and sons, families, elderly
21 couples can go and really appreciate nature.

22 It's something also that the Gedney
23 Nature Preserve as proposed would double the
24 City of White Plains open space, and that's

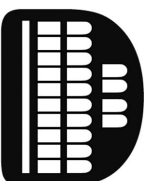


1 not counting the 20 to 25 acres of wetlands;
2 that's in addition to that.

3 Schools have unique land use and
4 inherently beneficial use, and the Gedney
5 Nature Preserve, including those 20, 25 acres
6 of wetlands would be a wonderful learning
7 center for the children. And it's not just a
8 learning center for the children of the
9 French American School; it would be a
10 learning center for children that attend
11 White Plains schools, Stepinac, White Plains
12 lower middle and high schools and other
13 schools that are in Westchester County.

14 They would have a place to go and to
15 experience nature and experiment within that
16 by having that openly accessible to the
17 public.

18 I would like to see the Gedney Nature
19 Preserve Environmental Learning Center, for
20 instance, become a reality, and I would be
21 the first one to write a check to help make
22 it happen. I would like to invite any other
23 parents or children or anyone who just has an
24 interest in nature, regardless of which

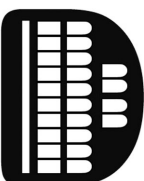


1 schools their children attend to support this
2 endeavor.

3 I would encourage all lovers of nature
4 to support this endeavor. There's also talk
5 about the decline of American education, how
6 we are falling behind China and India, so I
7 would pose the question, what if we could get
8 more children interested in science and
9 hands-on experiential learning. What if we
10 could plant hundreds, if not thousands of
11 seeds, and we could cultivate future
12 Einsteins, future Thomas Edisons, Louis
13 Pasteur, for the French in the audience.

14 What if this could be our shared future
15 for our children and our planet? The Gedney
16 Nature Preserve Environmental Learning Center
17 would be a fabulous opportunity for the City
18 of White Plains and FASNY to cooperate, to
19 work together, to plant these seeds early, so
20 we could cultivate our kids' interest in
21 science. I firmly believe that together we
22 are better, and I thank you for your time.

23 MAYOR ROACH: Thank you. Richard Ceruli.
24 Rich Ceruli? Dominique Delhas. Ms. Delhas,

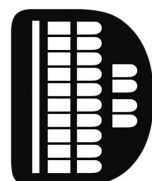


1 please state your address.

2 MS. DELHAS: I live in White Plains,
3 Soundview Avenue. Thank you, Mr. Mayor, Mr.
4 And Mrs. Counsellor to give some time for us.
5 I am here on behalf as a mother of a child
6 who is in the French American School, and
7 because I live also in White Plains, and I
8 must say that I am very pleased to live in
9 this community of White Plains.

10 I have discovered here a multicultural
11 interest that I had not seen in my country,
12 and I think it is really a precious gift that
13 the city of White Plains provides. I feel
14 also that the diversity was the basement of
15 the United States of America. Therefore, I
16 feel The French American School in White
17 Plains would offer a multicultural interest
18 for the White Plains commonwealth.

19 Actually, as I said, I live in the
20 vicinity of the school, the middle school of
21 White Plains, and in fact I am quite pleased
22 with this because I can play with my children
23 on the school fields during the weekend, so
24 now I will talk on behalf of the children who

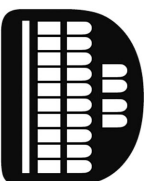


1 are not here tonight, and I am sure that all
2 the children would be pleased to have in
3 their own vicinity, the opportunity to play
4 soccer, baseball, basketball, tennis on the
5 French American fields.

6 A problem: We have many French
7 Americans come in here, I know, but one thing
8 we increase, but I am agreed to pay more, not
9 because my child in the school, because the
10 time it would be created, but because of the
11 preserve and as it's already said I think
12 that we are all concerned by the
13 environmental protection.

14 We have to learn to take care of our
15 natural places because we want to give this
16 treasure to our kids. We have to learn how
17 to protect the nature in the town as well,
18 and I think we have the opportunity here in
19 White Plains to do so. Thank you.

20 MAYOR ROACH: Thank you, ma'am. Laura
21 Novak. Lara Noack, I'm sorry, but the
22 handwriting is tough. Okay. Hughes O'kray?
23 All right. Thank you. Enes Teem? Bob
24 Myerson? I know you're here. 3 Partridge



1 Road; right?

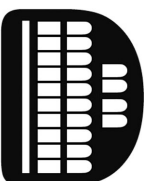
2 MR. MYERSON: I'm sorry.

3 MAYOR ROACH: 3 Partridge Road.

4 MR. MYERSON: 3 Partridge still. This
5 evening we heard some very interesting facts
6 about the FASNY introduction, and one of the
7 one -- there are a couple that just kind of
8 stick out in my mind that just doesn't seem
9 to make any sense.

10 It was stated that there are 750 new
11 jobs coming to Westchester for their school.
12 Well, there's already a school in three
13 different locations, and they're just going
14 to be moving those jobs to White Plains. I
15 don't see any additional jobs for Westchester
16 County.

17 At 750 jobs, I don't think there's
18 enough parking for their particular
19 infrastructure of their pupils and their
20 teachers. The biggest problem that I see in
21 my area is that I live in an area where the
22 German school have been good neighbors, but
23 they continued to have a school of the third
24 of the size and their traffic congests my



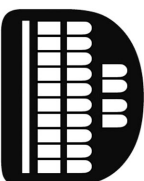
1 area now.

2 All of their buses and cars come in on
3 North Street, they may transit down Ridgeway,
4 but The French American School will be on
5 Ridgeway with a school of three times or four
6 times the size of the German school. The
7 traffic will be terrible.

8 These are two major, major concerns that
9 I have. First of all, there would be no
10 jobs, but the traffic is one that will really
11 impact every single neighborhood that borders
12 the Ridgeway, North Street corridor, no less
13 Mamaroneck Avenue.

14 He said in his own -- in his own
15 presentation we're at 63 percent of the
16 traffic potential on North Street, which
17 means a hundred percent is gridlock; nobody
18 goes anywhere. Well, I don't want to live in
19 a gridlocked city, so even if we increased
20 63 percent, which is still too high for a
21 residential area to 65 or 67 percent, it
22 still keeps pushing.

23 What is the limit that we can tolerate
24 as a community before we just can't transit



1 from one place to another in a quiet
2 residential community? Thank you.

3 MAYOR ROACH: Joel Pinero?

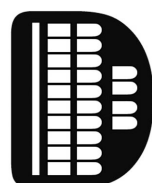
4 MR. PINERO: Good evening. I'm Joel
5 Pinero. I'm the Deputy Head of The French
6 American School of New York.

7 MAYOR ROACH: Please give address your
8 address, please.

9 MR. PINERO: I live at 12 Knollwood in
10 New Rochelle. Three points I'd like to -- I
11 think that should be addressed in the scoping
12 session and the scoping.

13 As somebody said already, the serious
14 economic impact of The French American School
15 moving to White Plains, it's obviously going
16 to create jobs, and maybe you can explain
17 that a little later, the 750 jobs.

18 This will of course have an immediate
19 positive impact in White Plains. Typically a
20 family moves to the area where the school is
21 located. That should be also studied and
22 included in the scoping. We also -- I think
23 the nature preserve is of course also
24 something that should be studied very



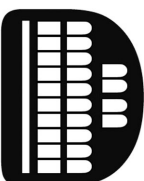
1 carefully as well.

2 We should put study the nature preserve
3 because it will have a positive impact on the
4 City of White Plains, and finally, traffic,
5 as everybody mentioned, is an important issue
6 obviously, and we intend to, of course, work
7 with the city and everybody to mitigate any
8 impact the traffic would have.

9 So the three parts as everybody said
10 before I think it should be definitely be
11 studied. We've always been very good
12 neighbors to the cities where we are located
13 now, and we want to be good neighbors to
14 White Plains as well. Thank you very much.

15 MAYOR ROACH: Thank you, sir. Elaine
16 Cuti.

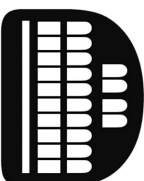
17 MS. CUTI: Good evening. My name is
18 Elaine Cuti. I live at 405 Apple Tree Lane
19 in Brewster, but I was born, raised, and went
20 to school in Westchester. I am presently the
21 middle school head as FASNY, but I am not
22 here this evening as a middle school head,
23 I'm here as a biology teacher because I also
24 teach biology.



1 So as soon as FASNY acquired the
2 Ridgeway site, obviously, our whole science
3 department became very, very excited by the
4 potential. As a science educator the
5 possibilities are endless, and as several
6 people have already mentioned, I think not
7 just opportunities for our students, but also
8 for White Plains school students.

9 Most of the acreage will be maintained
10 as nature preserve. We talked about it being
11 the perfect outdoor classroom, a living
12 classroom, and I think it's wonderful to
13 imagine the numbers of students who can be
14 possibly impacted by learning experiences on
15 the site.

16 Moreover, which we haven't mentioned,
17 and which I know has been addressed in the
18 scoping, is that the school will be built and
19 operated using the latest, greenest
20 technology and materials, so that even the
21 buildings themselves are going to become a
22 learning potential for not just our students
23 again, but also for the larger White Plains
24 community, and I think we're on the cutting



1 edge right there, so quite honestly,
2 personally, I think that the council would be
3 hard-pressed to find a more effective use of
4 the Ridgeway site land that could so directly
5 benefit future generations. Thank you.

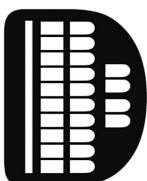
6 MAYOR ROACH: Thank you, ma'am. Ellen
7 Lee.

8 MS. LEE: Mr. Mayor, council, Ellen Lee,
9 57 Hathaway, ground zero. I had a speech
10 here tonight, but it does not address
11 scoping, and I'd like to abide by your
12 request and I will e-mail it to you.

13 MAYOR ROACH: Okay. Thank you, and
14 there'll be more opportunities too. Dennis
15 Krolien? Caterly Scott McDonald.

16 MS. MCDONALD: Good evening. I have
17 lived in White Plains at 112 Woodbrook Road
18 for the past 15 years. I had an entire novel
19 written for you, which I shall not subject
20 you; however, I too am concerned with the
21 socioeconomic impact.

22 The FASNY is an institution which seeks
23 to lay down roots. In its wake it brings an
24 affluent population, which is pretty much in

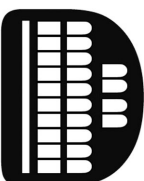


1 its peak earning years. And as parents,
2 they're in the expensive childrearing years.

3 They probably should become rooted
4 croppers here. Many of these families live
5 quite conventional lives with a commuting
6 male bread winner and a female homemaker who
7 will spend most of her days housekeeping
8 money here. Something that's not often being
9 addressed is that the community itself is
10 quite stable.

11 They're able to sustain an active faith
12 community of over 100 families in The French
13 Catholic Parish. They made first communion,
14 took 25 third graders last year, this happens
15 every year. Also I would like the scoping
16 document to take a look at the impact of the
17 experience and expertise in green building,
18 generated by the quite astonishing
19 accomplishment of The New Post Road School,
20 which has been said to be the greenest public
21 school in the state.

22 We clearly have people here in White
23 Plains who can make this happen in an
24 unobtrusive manner as possible. And it seems



1 to mean that this is worthwhile in the
2 document. Thank you.

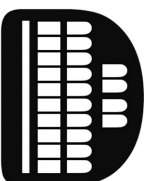
3 MAYOR ROACH: Thank you. Julius Berger.

4 MR. BERGER: Good evening, council.

5 Thank you for the opportunity to talk. There
6 are a few things I'd like to address in the
7 scoping. Number one is the EPA studies that
8 are presently being done in Washington on the
9 effect of idling buses and the exhaust on
10 diseases in children and specifically autism.

11 I think that's very important to look
12 it. I also think the attorney, the original
13 attorney who gave the original presentation
14 made an error. There's not 140 acres at
15 Ridgeway, unless it's grown since the last
16 survey I saw.

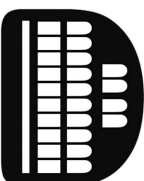
17 If I'm correct it's 128 acres, and I do
18 believe some of the acreage was lost by
19 eminent domain to the floral place on
20 Ridgeway that backs onto it. They took over
21 that land, so I think the percentages you
22 proposed are not correct. There also I think
23 has to be looked at if there are any EPA
24 violations on Ridgeway.



1 Ridgeway, before it was a country club,
2 was a hotel, and lots of tennis courts and
3 lots of activities. And part of that
4 Ridgeway are there are dumps and there are
5 tennis courts, and I think that area has to
6 be checked if they're environmentally
7 correct; there will be a problem when they
8 start digging if they should and hopefully
9 they don't get a permit to building.

10 Another problem, which actually I think
11 was posed tonight by these lovely young
12 ladies from The French American School, is
13 the number of young drivers that would be
14 driving down Ridgeway in the adjacent
15 streets. I don't think a week goes by that I
16 don't see an accident on Ridgeway and
17 Mamaroneck Avenue, either there or on North
18 Street, and I think that has to be looked
19 into and what will happen when you get the
20 additional young drivers who do not have the
21 ability or the technical prowess to be adult
22 drivers.

23 The reality is it's very dangerous.
24 Additionally, the number of employees that

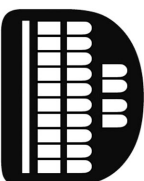


1 FASNY wants to have will increase the cars
2 immensely, not just the 28 buses that's it's
3 going to take to bring these young people to
4 school back and forth, but they will have
5 probably 5- to 600 people employed there.

6 You see, I happen to be an educator
7 myself, and I think that has to be looked at.
8 I do take a little bit umbrage at some of the
9 people who speak here. Most of them don't
10 live in White Plains, they're all from FASNY.
11 Now, they had the opportunity to move into
12 White Plains regardless of where the kids
13 went to school, but they chose not to, and
14 now I hear that how good it is they're going
15 to make White Plains schools.

16 My kids when to White Plains schools. I
17 have a doctor, lawyer, my daughter is in
18 marketing, very successful young people. The
19 White Plains schools are terrific. We're not
20 lacking anything; we're not lacking
21 diversity, and I take umbrage to have someone
22 tell me they're going to bring diversity.

23 I speak several languages. I speak a
24 little French, I speak German fluently. You



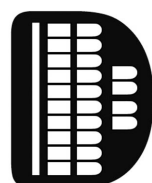
1 don't need a private school. I went to the
2 public schools, and I really take umbrage at
3 it, because one thing White Plains has -- and
4 one of the reasons I moved here was for the
5 diversity. They're not giving me anything;
6 they're not giving the community of White
7 Plains anything.

8 I want to thank you, and I do hope that
9 everybody sticks to tonight's proposal, which
10 is the scoping session and think that's very
11 important. Thank you very much.

12 MAYOR ROACH: Thank you, sir. Marie
13 Summer Hadano. Could you state your resident
14 address, please.

15 MS. SUMMER HADANO: Yes. My name is
16 Marie Summer Hadano. I'm a resident of 38
17 Gedney Park Drive in White Plains. I'm a
18 member of Gedney Farms Neighborhood.

19 I have a seven-year old son who is a
20 student at The French American School. This
21 is his fifth year, and we're very happy with
22 the school. Our family, we have Middle
23 Eastern, Japanese, and French background, and
24 my son feels -- he feels very much accepted



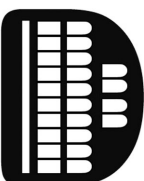
1 by the school.

2 His friends share different background
3 and he feels part of -- even though not many
4 of his friends share Japanese background or
5 Middle Eastern background, but he feels part
6 of this international community, but for the
7 first time I saw my son quite disappointed,
8 almost felt like he was not accepted.

9 That was when we saw the signs in our
10 neighborhood, stop FASNY. This was the first
11 time my son complained that he was not being
12 accepted, he felt that he was not -- he was
13 not given access to better educational
14 environment.

15 I had to explain why that some of the
16 neighbors put these signs. I hope my son's
17 dream will not be taken away because we're
18 very excited. I have heard of a lot of talk
19 about our property values and concerns that
20 FASNY will hurt our property values of Gedney
21 Farms.

22 As I mentioned, I'm a neighbor. I have
23 been in Gedney Farms for nine years, and so
24 many times I thought of moving out because it

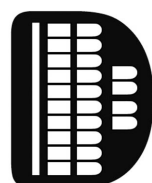


1 was too far from the school. I also commute
2 to downtown Manhattan, one-and-a-half hours
3 each way, but now we're very excited that my
4 son will be able to walk to school and will
5 be able to save a lot of time and to be able
6 to participate in my son's academic
7 development as well as community service.

8 I have full confidence in French
9 American School that the school will improve
10 the community. That is one major reason that
11 I'm not going to give up my house. I am as
12 concerned as the neighbors about the traffic
13 issues. My son will be walking to school.
14 There will be increased amount of traffic
15 going in the neighborhood.

16 As part of French American School
17 community I have full confidence that the
18 school, as the student government president
19 mentioned, we have high standard of
20 principles. Students at FASNY, we share
21 multiple background, culture; we have respect
22 for each other, and that is the principles
23 that we share.

24 When the parents or the students drive

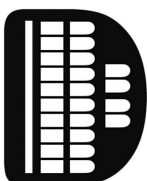


1 to -- come to the school, I have no doubt
2 that the students and the parents will abide
3 by the rules and that is -- that I -- I have
4 complete confidence. I would be more
5 concerned if the Gedney -- if the Ridgeway --
6 former Ridgeway Country Club is turned into a
7 public park.

8 Every summer when I pass by Saxon Woods
9 Park I always tell myself that I'm so glad
10 that I don't live by Saxon Woods. There's a
11 lot the traffic, a lot of people walking, and
12 I would be really concerned if the former
13 country club turns into a public park or a
14 public golf course with a lot of strangers
15 coming and walking through our neighbor.

16 I'm part of the FASNY community. I know
17 who they are. I have confidence, full
18 confidence in my school community and
19 therefore I decided to remain in Gedney
20 Farms. Thanks you.

21 MAYOR ROACH: Thank you. Douglas Mann?
22 Yuri Musichenko? Stephany Rena? Mark
23 Rosenbloom? Celine Vonmay? Nicole Macarone?
24 Laura Lendezo? Rema Jagar? Sandrine

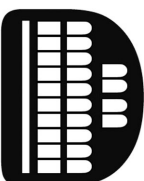


1 Goselin? Scott McDonald? Lenard Grumfeld?

2 MR. GRUMFELD: I live at 10 Franklin
3 Avenue in this city. I originally came with
4 a bit of a different, I guess, conversation.
5 I'll talk, and I'll try to limit it to more
6 what you asked for.

7 Years back when, I guess, I was a
8 product of White Plains, born and raised, I
9 went to White Plains schools, and back in
10 high school I got involved with the Landes
11 task force in the City of White Plains, and,
12 subsequently, I was on the conservation board
13 for a number of years.

14 When I was on both those boards,
15 actually on of those boards or task forces,
16 an older gentleman that was very active in
17 the City of White Plains always told me that
18 when you have a big group like a nonprofit
19 group, some educational institution,
20 healthcare institution, that type of thing,
21 that you should take a different look at it
22 from the perspective that they're here to
23 serve the community, and they're here for the
24 long term, not for the short term, so I just

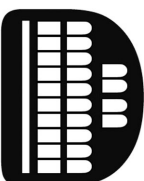


1 wanted to emphasize that the scope, to look
2 at this as a long term partnership between
3 the City of White Plains and this applicant,
4 the school.

5 It should also look at the economic
6 value in terms of, you know, it's a hard time
7 for a lot of people right now, and this would
8 bring in -- I think the number was \$70
9 million worth of construction and the jobs
10 associated with that.

11 It would help numerous families that
12 reside in the city and also help those in our
13 community outside of the city. In terms of
14 traffic, there's always a lot of conversation
15 with regard to traffic.

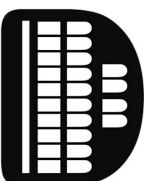
16 In sort of some of the comments that were
17 brought up remind back when I was growing up
18 I used to watch the common council meetings,
19 and back then The Westchester was being
20 proposed, and there were a lot people that
21 came up, and I remember this vividly, that
22 spoke that traffic would be massive in White
23 Plains, you won't be able to move, you won't
24 be able to get around, and it will be



1 gridlocked, nonstop, and everything.

2 All these, you know, fears, I guess, you
3 would call it, and today I live right
4 basically across the street from the
5 Westchester, I can actually look at it, and
6 I've lived there for 11, 12 years now, and
7 those fears have never really become
8 realization, so I really ask that the traffic
9 issue here be studied. Because a golf course
10 as an operating facility generates traffic as
11 well as, and it's probably more static
12 because of the different hours, but it also
13 generated traffic in the evenings at night,
14 you know, when they had different functions
15 like a Saturday night, let's say they have a
16 wedding, it generates traffic into the late
17 hours, late into the evening, versus a school
18 would not do that, so, therefore, it's a
19 little quieter in that respect, so we should
20 look at those as well.

21 And then basically in terms also housing
22 and the values associated with that. The
23 value of having the school in White Plains,
24 the prestige that it brings like the other



1 White Plains schools do like the German
2 school and other private schools in White
3 Plains brings, so we should study and look at
4 that and what that brings to the city and
5 that's it. Thank you very much.

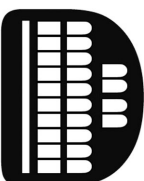
6 MAYOR ROACH: Thank you. Gary Klein.

7 MR. KLEIN: Good evening. Gary Klein,
8 Robinhood Road. I'm a parent of a student at
9 the Hackley School. The Hackley School is
10 also a school of excellence. It's been
11 around I think in excess of 50 years.

12 They too have high moral caliber, but
13 they too have abysmal traffic. As I dropped
14 my son off this morning, the traffic backed
15 up approximately two miles from the school
16 all the way down to Route 119.

17 And although I'm sure it's an
18 institution that had many of the same reasons
19 for being there, it has grown dramatically
20 over the years and has increased their ball
21 fields in all their buildings.

22 It's been terrific as a parent. A lot
23 of folks have not moved to Tarrytown. They
24 simply send their child there and they drive



1 them. The amount of traffic of individual
2 cars coming at specific hour in the morning
3 is just simply off the charts. And
4 although they too have staggered elementary,
5 middle school, and high school hours, it has
6 just extended the amount of traffic in that
7 neighborhood. Thank you.

8 MAYOR ROACH: Thank you, Mr. Klein. Jean
9 Pierre Champene? Frans Tucker?

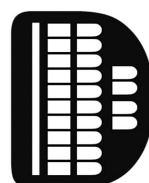
10 MS. TUCKER: Hi. My name is Frans
11 Tucker, and I'm a longtime resident of
12 Larchmont and Mamaroneck.

13 MAYOR ROACH: Please state your resident
14 address.

15 MS. TUCKER: Well, right now I'm living
16 on a boat, so I'm in Larchmont Harbor.

17 MAYOR ROACH: What's the closest
18 landfall?

19 MS. TUCKER: Tonight I'm in a hotel.
20 Very briefly, all four of my children went to
21 The French American School. When my oldest
22 daughter started there they were 18. My
23 youngest left there, there were 400. I want
24 you to know that The French American School

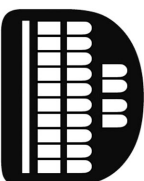


1 is not just an international school.

2 Both my sons are officers in the United
3 States, one is Marine Corps, the other one
4 Navy, and I'm also a 23-yearlong realtor in
5 Larchmont, and I can tell you that -- I can't
6 tell you what The French American School will
7 do in the future, but I can tell you what it
8 has brought to us in the last 23 years, and
9 it has only been positive.

10 From a real estate standpoint, half my
11 clients are from overseas, the other half are
12 local, and people who have their children at
13 The French American School choose to live as
14 close to the campus as possible because it's
15 very convenient, so we've seen thanks to all
16 these people coming in -- all these French
17 American School families coming in and
18 increase in our real estate values.

19 We have seen a lot of local residents
20 choose to become landlords, because although
21 quite a large part of the FASNY community
22 stays here a long time, others are here for
23 three to five years and do choose to rent, so
24 basically my point is to tell you that if you

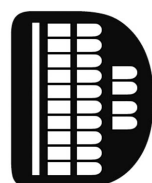


1 bring The French American School of New York
2 to White Plains you will definitely see an
3 increase in property values, and we have seen
4 obviously along with the growth of the
5 school, we have seen the traffic, we've seen
6 our population grow, but it's been a happy
7 growth, and I hope that you keep that in
8 mind. Thank you.

9 MAYOR ROACH: Thank you, ma'am. Jim
10 Arnt? Mischa Zabolin. Fiona Sworlow?
11 Charles Genyon.

12 MR. GENYON: 101 Smith Avenue in White
13 Plains. I'm also a parent of FASNY students,
14 and there were just a few comments I wanted
15 to make on scoping. I feel like FASNY so far
16 has been responsive to most comments to
17 people making requests, to people making
18 comments, so I hope this collaboration
19 process continues, and that the scoping
20 process does not become a way to throw sort
21 of random irrational roadblocks to their
22 project.

23 I think it's a very valid project for
24 White Plains; as a resident, I -- you know, I



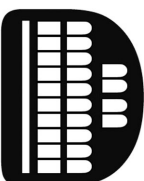
1 feel it's positive, and to hear and put in
2 negative light things like, you know,
3 bringing jobs to White Plains, things like
4 creating open spaces in White Plains sounded
5 a little off to me.

6 I think buses may very well be a
7 problem, but if it is, it's probably a
8 problem in every school and it should
9 probably be addressed, so I feel like they
10 should focus on the things that really
11 concern the FASNY project.

12 To already focus on the pond, the pond
13 may need, you know, whatever it needs, but it
14 will have the same requirements regardless of
15 who owns that property. They've not planned
16 on putting boats on the pond; they've not
17 made any plans for the pond, so I think
18 people should really focus on the project
19 that they're putting forth. Thank you.

20 MAYOR ROACH: Thank you. Steven
21 Galistinoes? Thank you. Ben Denecky?

22 MR. DENECKY: Good evening, Mr. Mayor and
23 council. My name is Ben Denceky. I live at
24 1095 North Street, just a stone's throw away



1 from Ridgeway and the proposed location.

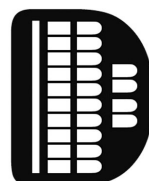
2 I just want to state I've attended
3 Ridgeway Elementary; I went to middle school
4 and White Plains High School as well.

5 Currently I work in White Plains and as I
6 said, I'm a resident here.

7 I'm also a coach of local a softball
8 team, residential men's team, and I just want
9 to urge the council to basically take careful
10 review of any proposal that's going to offer
11 any availability of any ball fields or any
12 open space in White Plains. I think it's a
13 good proposal. Thank you.

14 MAYOR ROACH: Thank you. Lindish
15 Franken.

16 MS. FRANKEN: Good evening, Mr. Mayor and
17 the members of the council. My family is
18 Lindish Franken. I live on 37 Barlow Lane in
19 Rye, New York. I'm a proud FASNY parent.
20 Needless to say that a team, a dedicated team
21 of specials are working hard, thoroughly, and
22 seriously on the environmental impact
23 statement, so I will point out how great a
24 community we are.

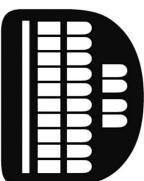


1 We are good neighbors. We rent the
2 school facilities we are having so far in
3 Scarsdale, Larchmont, and Mamaroneck since
4 many years. We are a disciplined,
5 respectful, and thorough community who follow
6 traffic patterns mandated by local
7 authorities.

8 Moreover, what we bring to the City of
9 White Plains is additional diversity. We are
10 an international community with more than 60
11 different countries represented in our
12 school. It is an enrichment for the City of
13 White Plains, which also is the proud home of
14 a very diverse community.

15 FASNY is the alternative to a privately
16 owned golf course. What a good trade it
17 would be actually for you. In regards to the
18 scoping, two questions I would like to be
19 added: Ridgeway as a golf course versus us,
20 as a school, with a nature preserve.

21 How much water will be saved by no
22 longer irrigating a golf course? And what
23 would be the cost of that water? How many
24 pounds or tons of pesticides, fungicides, and

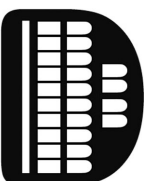


1 herbicides would be alleviated by no longer
2 having a golf course? All in all, I wanted
3 to thank you for your attention and
4 consideration.

5 MAYOR ROACH: Thank you. There were a
6 number of people whose names I called who did
7 not respond and may have been out of the
8 room. If there's anyone who signed up and
9 hasn't been called, please. Did you sign up?
10 Right now people who signed up and haven't
11 been called. Mr. Krolien, and then after
12 that we're going ask anyone else who wishes
13 to be heard.

14 MR. KROLIEN: Thank you. My name is
15 Dennis Krolien. I live at 21 (inaudible)
16 Drive, White Plains, New York. With regard
17 to the scope of the proceedings, I ask that
18 it be enlarged as much as possible, and I
19 commended common council for adding
20 additional time on to the auditorium and it
21 may in fact be necessary to add more time
22 because there's so much to learn and so much
23 to be considered in what's being done.

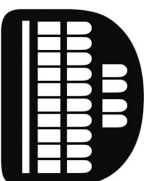
24 This is not just a local issue within



1 the confines of the City of White Plains.
2 This affects the whole watershed area,
3 including Harrison, Mamaroneck. It's one
4 that if you looked at the Journal News there
5 was an article about the U.S. Army Board of
6 Engineers as far as water flow is concerned
7 and how piecemeal the problems has never been
8 resolved that -- but perhaps different
9 studies might some day join up, so that the
10 regional problems with water can be dealt
11 with, the county, the state, listed with the
12 Long Island Sound all are areas to be
13 considered.

14 Also, not only the size of the scope of
15 this inquiry should be large, but it also
16 should be minutely analyzed in the areas
17 where the details of the jobs that are
18 proposed by the French school be analyzed as
19 well as the taxes and benefits as well as any
20 costs that may be associated with the city.

21 I'd like to bring to the attention of
22 the council, one new case decided on
23 September 22, 2011, a legal case regarding
24 the matter of Greencove Associates against



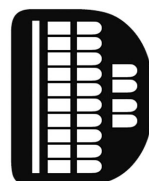
1 The Town Board of North Hempstead.

2 In that case there was a shopping center
3 that was only a 5.2, I believe, acre shopping
4 center, but the town reduced the 10,000
5 square foot building proposed to 6,800, and
6 they did that because they felt that the
7 property encroached upon the neighbors, and
8 the shopping center appealed it, and this was
9 heard in the second department and a decision
10 was made that the town could in fact reduce
11 the number of square footage applicable to
12 the plan, because it was in the best interest
13 of the town and that it in fact encroached
14 upon the existing buffer, and so long as the
15 decisions were not arbitrary and capricious,
16 the decision was upheld, so to increase the
17 scope and to focus the scope are the two
18 major things I'm interesting in connection
19 with this proceeding. Thank you.

20 MAYOR ROACH: Thank you, Mr. Krolien. Is
21 there anyone who wishes to be heard?

22 MR. SHEEHAN: John Sheehan, vice
23 president of the Gedney Association.

24 MAYOR ROACH: Please state your residence



1 address.

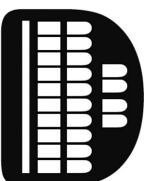
2 MR. SHEEHAN: 33 Oxford Road.

3 MAYOR ROACH: Thank you.

4 MR. SHEEHAN: Just a few points and as
5 you requested of everybody I'm going to keep
6 just in line what you've asked to do and that
7 is focus on the scoping issue.

8 I had an opportunity to read the
9 document fully, and I would just offer these
10 comments and recommendations to the common
11 council. One, that they take into
12 consideration or the document take into
13 consideration the potential additional
14 development of vacant or undeveloped land in
15 close proximity to the subject, such as New
16 York Hospital which has substantially --
17 substantially vacated their land today, the
18 Burke Foundation, which adjoins Ridgeway and
19 Westchester Hills Golf Club.

20 Whatever is approved on this site, I can
21 assure you if it's at a density that the
22 French school is proposing, Westchester Hills
23 and the others will ask for the exact same
24 thing and not accept anything less than that.



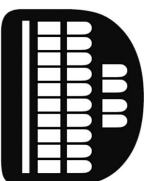
1 I'd also like if the document could
2 consider the impact on all -- of all the
3 neighboring schools such as Stepinac, the
4 German school are -- have student populations
5 to their maximum potential.

6 I think Stepinac is 500, and at one time
7 it was over a thousand students there, and
8 it's growing again.

9 Three, I would urge all stream
10 corridors, which are in the document, but all
11 stream corridors, whether exposed or
12 culverted be considered.

13 One of the main stream corridors runs
14 right through the center of this development
15 from Gedney to Ridgeway, and it becomes
16 exposed as it goes into Westchester Hills, is
17 a major stream, and the Mamaroneck River
18 system, and as I can see, the plan has
19 parking lots and buildings right above the
20 stream, which is currently culverted.

21 Just a moment ago a woman spoke about,
22 she was a realtor in Larchmont, and the
23 possible effect the French school has on the
24 community, which I don't deny, but I'd like



1 to know, also, I think the document should
2 consider, what's the impact going to be on
3 our public school system?

4 If everybody is going to Stepinac,
5 Solomon Schecter, the German school, or the
6 French school, who's going to be left to
7 support our schools, which we have a fairly
8 large capacity for?

9 Lastly, I think it's important that the
10 scoping respond to the standards enunciated
11 in the section of the zoning ordinates
12 seeking special permits that Frances Jones
13 spoke about earlier. That's all.

14 MAYOR ROACH: Thank you, Mr. Sheehan.

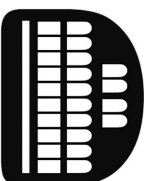
15 MR. SHEEHAN: Thank you.

16 MAYOR ROACH: Mr. Albanese? You don't
17 need to sign in.

18 MR. SAND: You have to be pushy. First,
19 I'd like to thank the council --

20 MAYOR ROACH: Please state your name and
21 address.

22 MR. SAND: Oh, I'm sorry. Don Sand, 455
23 Ridgeway, a very long-term resident, but
24 again, I'd like to thank the council for



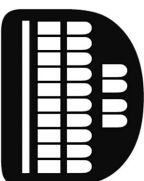
1 having very elastic definition of scoping
2 related comments.

3 Nothing is not related tonight it seems.
4 I'd like to thank Mr. Zarin for his comments
5 about the 2.75 million, and it's not in his
6 vocabulary to say that I'm wrong or I
7 apologize. His own material says it's
8 2.75 million added income to the public
9 school taxes.

10 Now, it seems it's saving is
11 2.75 million. Well, that will involve
12 bringing in 100 FASNY students into homes
13 that have public school pupils. That would
14 be two to three hundred homes they'd have to
15 do to buy that.

16 The lady felt that her son was offended
17 by the road signs put up by Gedney, well, I'm
18 sorry. We tried to have a sign saying that
19 we love FASNY in Scarsdale, Larchmont,
20 Mamaroneck, but not here. But the signs were
21 too big, but reassure him.

22 The reference has been made to design
23 capacity of Ridgeway. And that seems to be
24 what I read on the Internet, 19,000 vehicle

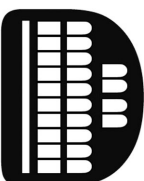


1 movements. Now, that has to be over a
2 24-hour period. I wish somebody would define
3 this so that we know what we're talking about
4 when they say 40 percent capacity, and does
5 that addition refer to the hours of 8 to
6 9:00 a.m. and 3 to 4:00 p.m.?

7 And what is the percentage increase of
8 traffic within those time limits, and how
9 does that affect the travel on Ridgeway? It
10 might be far in excess of 40 percent, and I
11 think that covers it except on the question
12 of public use; you know, I used to run on the
13 golf course. All they asked was that I stay
14 off the greens and don't scare the golfers.
15 Now, there are signs keep off all around, so
16 much for their good neighborliness. Thank
17 you.

18 MAYOR ROACH: Thank you.

19 MS. CARELLI: Marie Cartelli. 14
20 Murchison Place, right abutting where The
21 French American School is proposing to put
22 one of their fields. I don't know how you do
23 measure the noise level; as council we'll do
24 our best. I don't know how you do your best



1 by bleeding noise levels with children.

2 That's one of my main concerns, quality of
3 life.

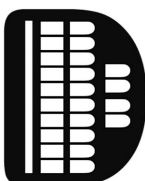
4 And the second main -- well, there's a
5 second concern regarding the water impact.
6 Every time there is any significant rain,
7 whether it rains one or two inches, the
8 grounds are completely saturated as has been
9 mentioned by other members of both sides,
10 that there is underground stream, underground
11 rivers.

12 And the third item is, I believe, there
13 is a proposal to add an additional driveway
14 adjacent to where the exiting tennis courts
15 or on adjacent to Ridgeway. That would be a
16 new roadway and within a stone's throw from
17 the backyard of my property. Thank you.

18 MAYOR ROACH: Thank you, Ms. Cartelli.

19 MR. COVALLO: Thank you, Mr. Mayor,
20 common council. My name is Jim Covallo. I
21 live in New Rochelle, and I have an office in
22 White Plains for 15 years.

23 I served on the Board of Governors on
24 the White Plains YMCA board for ten years as

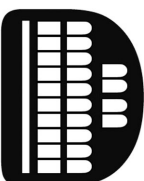


1 a founding board member of Camp (inaudible.)
2 I would like to address one of the traffic
3 conditions.

4 MAYOR ROACH: Can you the state your
5 street address?

6 MR. COVALLO: 9 Aviemore Dive, New
7 Rochelle. Through 11th and 12th grade in the
8 current FASNY school has 90 students. Of the
9 90 students, ten drive to school. We go full
10 bore and seven years, we're at 1200 students;
11 they'll have 180 senior and junior students.
12 We had a math teacher up here before, that's
13 20 young drivers driving. We're starting to
14 put some of it in perspective.

15 I'd like to bring up something about the
16 parking and comparing the parking of New
17 Rochelle to Hackley. Hackley is an
18 alternative to public schools. People send
19 their kids to Hackley. Myself and other
20 people, I went to FASNY with, we move to the
21 neighbor where FASNY is. We move to a place
22 where you can bicycle, walk and do a drive,
23 so I think it's an inappropriate comparison
24 to compare the Hackley traffic patterns to



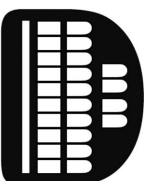
1 the French American School. Thank you for
2 your time.

3 MAYOR ROACH: Thank you.

4 MR. TAMIERE: Good evening, Mr. Mayor.
5 My name is Arielle Tamiere. I'll do my best
6 -- I reside at 54 Dekalb Avenue. I've been a
7 resident of White Plains for about three
8 years. I will do my best to stay within the
9 five-minute limit, but I should confess when
10 I was a child I actually did my elementary
11 years at The United Nations International
12 School, so I don't suppose I could request
13 about two or three hours to make my
14 statements, could I.

15 MAYOR ROACH: And in fact and we've had
16 almost 40 people and everyone has stayed
17 within five minutes so the pressure is on.

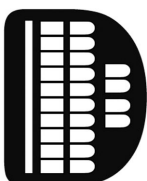
18 MR. TAMIERE: Since I've only been a
19 resident for about three years, I won't make
20 any comments about the traffic problems and
21 the environmental impact and all these other
22 questions which are very valid, and I really
23 urge the school members of FASNY to engage
24 during this time of extension, the community



1 and the council to try to be involved with
2 all these problems the best that they can.

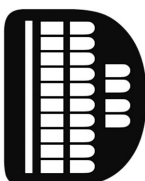
3 But I've been watching this meeting with
4 great interest, and I just really have to
5 note something about how the emphasis on what
6 the scope of the proposal has been about
7 here, because the implication that I've
8 gotten by many people here this evening who
9 have spoken is that the scope was being set
10 aside because maybe too many people were
11 speaking about the people, about diversity,
12 and that in fact people should stick more to
13 the environment or to the traffic or the to
14 the other economic things, but in fact, I
15 believe, Mr. Gerrier mentioned earlier on
16 that people are the consideration. So, in
17 fact, when all of the members of FASNY are
18 coming to speak about the diversity and the
19 contribution to the society, they are not
20 diverting from it, this is part of the scope.

21 People are part of the scope, and I
22 believe the miscommunication which has been
23 going on is that all these members of FASNY
24 are not saying by bringing diversity that



1 White Plains lacks diversity; we're just
2 meaning that they will enhance it, and I
3 think that the one thing that I believe the
4 members of FASNY could emphasize is that the
5 list of benefits that they will be bringing
6 to the community in terms of increased
7 economy and the rest. This is not the
8 maximum of what they will be bringing. This
9 is just the beginning of what they will be
10 contributing to the community.

11 As these very young students who spoke
12 with great eloquence said they believe in
13 community and sacrifice and family, and they
14 will bring a greater spirit of this community
15 to White Plains which already has a great
16 diversity, so I just would like to conclude
17 by saying that White Plains finds itself at a
18 very critical moment in its history, because
19 of the -- I would hate to say it's extreme
20 gentrification, which is ruining Manhattan
21 and ruining New York City, there is a
22 perception maybe that because this school is
23 coming there might bring -- it might bring
24 that; it won't.



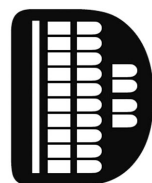
1 It has an ability to transform this city
2 in a way that will maintain its diversity and
3 will not just turn it into another New York
4 City, and I have great faith in that and in
5 the school. Thank you very much.

6 MAYOR ROACH: Thank you. Carl Albanese.

7 MR. ALBANESE: Thank you, Mr. Mayor. My
8 name is Carl Albanese, 55 Carrington Road,
9 White Plains. I've lived here, I think, I
10 keep saying 20 years, so I think I'm right.

11 First, I'd like to thank the common
12 council. I think it held a superb meeting
13 tonight. And I'm very proud of the common
14 council for the partnership that we have here
15 tonight with being able to communicate on a
16 very civil level tonight, and thanks to the
17 audience as well, so I think personally,
18 overall, I really see great improvement in
19 that area moving forward for the FASNY
20 project.

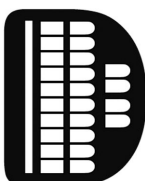
21 This last guy who just got up here, he
22 cited something that I did want to talk about
23 and within the scope, parameters of what the
24 scope should include, and he made a very good



1 point of stating that, you know, this whole
2 project is really about people. It's about
3 people. It's about what kind of people we
4 want to bring into our city. It's about what
5 kind of people we to retain in our city, and
6 the quality of the people that we want to
7 cultivate from children up to remain in our
8 city and make contributions in our city and a
9 long-term goal.

10 I myself never ever envisioned I'd be
11 here 20 years. I never had any idea I'd put
12 my children through the public schools, which
13 I am very proud of. I wish I could put them
14 through a foreign-speaking school, but my
15 children just don't like Spanish in the
16 public schools to begin with in terms of
17 trying to learn another language.

18 The diversity that people bring to our
19 city has really been the backbone, the
20 premise of what White Plains has been about.
21 It's one of the qualities that has retained
22 me here, so when we refer to what needs to be
23 included in the scope, it's just not about
24 the mechanics; it's just not about what the

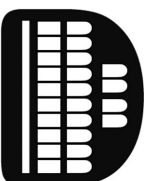


1 water flow is going to be, the traffic
2 considerations, which are extremely important
3 issues; it's also about the significance of
4 long term goals that a higher education
5 institution will bring here, whether it's
6 Stepinac, whether it's the German school,
7 whether it's our own public schools.

8 The diversity of the people and the
9 asset of the human element must be considered
10 here probably as one of the most significant
11 elements within the scope process of what are
12 we going to gain out of that process. What
13 are the long benefits of a higher education
14 institution that is just not only offering a
15 French-speaking language?

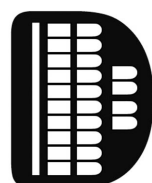
16 I travel around the world, and, quite
17 frankly, very late in my life, within the
18 last seven years, and the diversity that I've
19 learned from speaking to people with
20 different languages, and not necessarily the
21 language of their homeland, but the French
22 school, our public schools, which we are very
23 proud of, has a diversity of children.

24 It is these children that are going to



1 grow up in this city and decide whether or
2 not our city is an asset to begin with. We
3 need to support that asset. We need to
4 encourage that asset and include, once again,
5 the element of how significantly and
6 important it is to cultivate children,
7 education, and keep them in our city and
8 contribute to our city.

9 I have spent, which most people don't
10 know, Mr. Roach, you and I are neighbors, I
11 spent seven years of my life, in my earlier
12 years, just prior to going to college and
13 after college, living in deaf institution
14 with some of the most unacceptable children
15 you can imagine, and the community did not
16 embrace them and that environment right
17 there. We had houses that were probably
18 within 25, 30 feet of that institution called
19 "The Lexington School for the Deaf," and I
20 have to tell you, after all of the issues
21 were settled in terms of community concerns,
22 that community, from my own appearance, and I
23 lived there for six years as an internal
24 person dealing with kids that nobody else

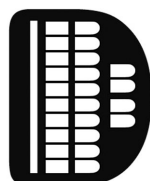


1 wanted from broken homes and alcoholic abuse,
2 they really began to embrace and see the
3 benefit of trying to change people's lives.
4 Different circumstances here, but again, when
5 we look at the scope, I really want the
6 common council to consider that the scope
7 really emphasize that the cultivation and
8 culture of different children and the human
9 element that will be brought to this city
10 overall for a long-term period. Thank you.

11 RYAN O'CRAFT: Hi. I'm Ryan O'Craft. I
12 live at 60 Haviland Lane, so just north of
13 where the school should be. I have a very
14 simple possibly unrealistic request of what
15 should be included in the scope.

16 After hearing that gentleman speak, I'd
17 be humbled; this is a very lowly and base
18 request. I thought that was great; hats off.
19 My request is much simpler and more
20 numbers-oriented. I'm a banker, so for those
21 of you with tomatoes, do whatever, go ahead
22 and throw them at me.

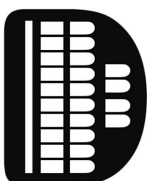
23 I work for an institution headquartered
24 in Birmingham, Alabama, and I guess the point



1 of why I'm telling you that is people can
2 make arguments all the time about why some
3 project that's going to change a community
4 should not happen.

5 You have the NIMBY factor. Nothing I'm
6 telling you is unfamiliar to you. Alabama
7 was very successful in bringing Mercedes Benz
8 down there, so I know firsthand from having
9 visited my own bank's headquarters what a
10 difference that can make. I guess my
11 point here is as a homeowner in the area I
12 view this a great opportunity, not because I
13 intend to send my children to the school, but
14 rather it brings what seems to me obvious
15 benefits, not just to my direct neighborhood,
16 but also to the town at large.

17 I think lots of towns would do quite a
18 bit to attract an esteemed, private
19 institution like this, just like Apple
20 headquarters or anything else that's going to
21 bring with its high profile, and, money,
22 frankly, and just bringing it down to the
23 very bottom line, so I would ask that you
24 include in the scoping a real opportunity

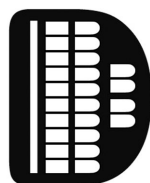


1 cost analysis.

2 I'm not saying that the school -- and I
3 certainly don't know that the school can be
4 built without any extra work being required,
5 a water system, a traffic system, et cetera,
6 so forth. That's going to be required of any
7 project anywhere on earth, not just in White
8 Plains.

9 All communities have water problems and
10 traffic problems and infrastructure needs to
11 be improved everywhere, but I would ask that
12 you please consider not just that, but what
13 is the alternative? What's the opportunity
14 cost if we don't have the school here?

15 And by opportunity cost I mean
16 specifically what value will we be getting,
17 out of whatever else would happen out of that
18 property. I certainly hope as a homeowner
19 nearby that it's not just going to sit idle,
20 and I can tell you that my bank is one of the
21 largest real estate lenders in the country.
22 We certainly don't need more new built homes,
23 and I don't think that there's much money in
24 that either, so that's not going to

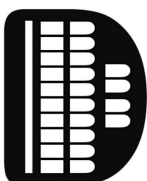


1 contribute to the community as well, so
2 that's my request. Just that we do a very
3 thorough, opportunity cost assessment before
4 turning away anything like the French school.
5 Thank you.

6 MAYOR ROACH: Thank you.

7 MR. TRELSTEAD: Good evening. My name is
8 Graham Trelsead from AKRF, also a resident
9 here in White Plains. As the primary author
10 of the scope, I just wanted to let you know
11 that I found tonight's discussion very
12 informing. Obviously, we will engage in
13 discussions with commissioners to finalize
14 the scope and put it before you so you can
15 adopt it based upon your own review as well.

16 There were a couple of things that I'd
17 like to clarify tonight based on what I
18 heard. The first item was the issue about
19 potential segmentation of not analyzing the
20 full project, specifically the effects of the
21 proposed open space, and perhaps when I wrote
22 this, I was already thinking ahead, and I
23 knew that that was part of the proposed
24 project, but perhaps it wasn't made clear in

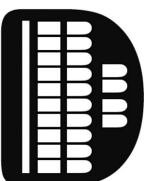


1 how it was defined.

2 So obviously the EIS will identify not
3 only the school, the various physical
4 elements of the school, but also what will
5 happen physically and programmatically with
6 the so-called Gedney preserve. We'll
7 identify that in the project description, and
8 then we will analyze any potential effects of
9 that moving forward.

10 The second point is you probably noticed
11 that there is not included in the draft scope
12 a section on potential socioeconomic
13 benefits. That's obviously an oversight, and
14 we will include that. Obviously we've
15 conducted analysis and we that there will be
16 significant positive socioeconomic benefits
17 to the residents of White Plains, to the City
18 of White Plains from increased taxes.

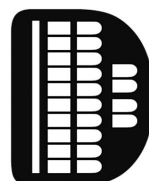
19 And the last point I'll make picking up
20 on the last gentleman who spoke and onto
21 previous speakers suggesting alternative
22 analysis or opportunity cost analysis. If
23 not FASNY what else? In the scope we've
24 outlined what other alternatives we would



1 look at. Residential development under
2 current zoning would be one of those.
3 Continued use as a golf course would be
4 another use, and perhaps we could add to that
5 another use that might generate more taxable
6 dollars. We'll work with the commissioner of
7 planning to define what that use might be
8 relevant to this location and to this
9 district, but I felt those things were items
10 that I should clarify there will be
11 definitely included in the EIS and included
12 in the scope, and we look to your additional
13 comments on that. Thank you.

14 MAYOR ROACH: Anyone else wishes to be
15 heard in the public? Okay. Well, this was
16 the public scoping session with regard to
17 this matter. And the council has many
18 opportunities to add to the scoping. In
19 fact, we vote on the -- what the final scope
20 will be. However, I do want to give the
21 council an opportunity to make any statement
22 or questions they wish. Councilwoman
23 Lecuona.

24 COUNCILWOMAN LECUONA: Thank you very

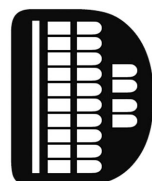


1 much. I know it's been a long night, but I
2 think it's important that we put the time in
3 order to have all our concerns realized and
4 be part of the scoping process.

5 I have seen this presentation before at
6 the work session and the numbers on, for
7 example, the economic projection were the
8 same and there are a couple of things I would
9 like to be considered.

10 Job creations: And that was mentioned
11 before, so three schools already exist but in
12 different locations. Now, what's happening
13 is that the project is consolidating with all
14 three schools, but I understand that the
15 classrooms are not going to be increased, so
16 we need to see this job creation based on the
17 consolidation of three schools, what that
18 really means.

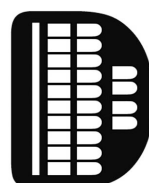
19 Also the construction jobs, if we are
20 looking at conservative numbers, which we
21 were told by the presenters that that's what
22 they're proposing, and we were told in the
23 work session that is a two-year construction
24 period that is being contemplated here, we



1 are not going to have all the these
2 construction jobs all the way from the
3 beginning to the end of the construction
4 phase, so again, if we are talking about
5 conservative numbers, what is the peak of
6 these construction jobs?

7 Because when you got to the phase, for
8 example, (inaudible) list, you're going to
9 have maybe a hundred maximum people on the
10 site. We haven't been addressing, or I
11 haven't heard anything at this point about
12 actual impact of the construction, so -- and
13 the reason why I am bringing this to the
14 table, it's because in my 20 something years
15 of experience with a background in
16 architecture and specialized actually in
17 school construction, when we deal with the
18 schools that has these phases, like
19 elementary school, middle school, high
20 school, and so on, it's very common to phase
21 a construction.

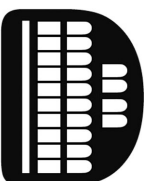
22 And so we finished having school that is
23 already in place with students, parents, all
24 these people trying to access the school, but



1 we have at the same time still construction
2 going on, so all the construction workers
3 with their machinery, et cetera, accessing
4 the site to class because most likely the
5 cafeteria and other places of -- for
6 activities are going to have the need of
7 loading trucks and so on accessing the site.

8 So what is the impact? How is the
9 construction being phased so that we can
10 really see the impact on the traffic in
11 Ridgeway because, yes, if we talk about a
12 different type of construction going on, this
13 is a particular thing that happened when we
14 talk about school construction that can be
15 easily phased and then we deal with this kind
16 of traffic situations.

17 There was also something that was said
18 at the work session that I also would like to
19 have more clarification when actually
20 Councilwoman Smayda mentioned the situation
21 with the teams driving and how this was being
22 analyzed, and we were told at the work
23 session that not many young people were going
24 to be driving because of the nature of the

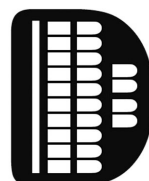


1 families in the French American School.

2 That they are here for two, three years
3 and so they're not going to be most likely
4 buying cars. However, that's a little bit
5 contradictory when the issue of people buying
6 houses, so why would then people buy houses
7 but not will buy cars?

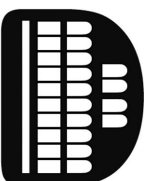
8 So I will be asking some members of the
9 German school and they agree that yes, many
10 parents that brings their kids to the German
11 school buy houses even if they see that
12 they're going back in two, three years to
13 Germany, but they see that as an investment,
14 but also there were concern that now the
15 economic situation is not the same, so they
16 doesn't know with the housing situation that
17 we have right now at the present time that
18 this would be the case that people would feel
19 uncomfortable in buying houses as in
20 investment when they're planning to stay in
21 the area for two, three years.

22 And since we are in the German school
23 situation right now, I believe they have a
24 population of 340 students. They have been



1 for, I think, 20 years trying to increase the
2 cap for 50 students, and they haven't been
3 able to achieve that because of traffic it is
4 my understanding, and this is a school that
5 is half a mile distance from The French
6 American School, so these kind of things,
7 it's important for us to see how the project
8 are going to be addressing them because this
9 is actual data. This is happening at the
10 present time, and talking about the housing,
11 also we need to see that the actual economic
12 value is there, that it's not that people
13 that is moving out, new people buying houses
14 moving in because that's a wash.

15 I asked at the work session also the
16 auditorium capacity, and the reason why it is
17 important for us to know that is because that
18 relates or translates in parking places, and
19 just because the auditorium is working, that
20 doesn't mean the athletic fields aren't
21 working either or that doesn't mean that
22 maybe some construction was happening, so we
23 really need to see all these parking impact
24 and how the capacity of this major areas in



1 the school, like the auditorium combine with
2 other areas in the school, how that
3 translates in actual parking.

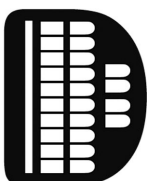
4 And we need to see that in what is the
5 worst scenario, because that's exactly when
6 problems happen, so I would appreciate if
7 these kinds of comments are being addressed.
8 Thank you.

9 MAYOR ROACH: Councilman Martin.

10 COUNCILMAN MARTIN: Thank you, Mr.
11 Mayor. As it's already been noted, tonight's
12 purpose was to comment on the secret draft
13 scoping documents. Obviously, we've heard a
14 tremendous amount of comments tonight. Much
15 of it was on point as to the scoping
16 document.

17 I do have to compliment the authors of
18 the scoping document. I think that it was
19 fairly exhaustive, and I look forward to the
20 results of the studies, but there are four
21 points that I'd like to have addressed within
22 the scoping document and the ultimate
23 environmental impact statements.

24 Not in any certain order, but under the

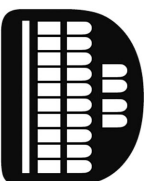


1 area of infrastructure, a separate part of
2 the application notes that there are a number
3 of easements that's across the property in
4 various locations.

5 Also, within the application, it's noted
6 that a lot of these easements are ambiguous
7 as to their location. I'd like every effort
8 expended to locate and plot out these
9 easements and also to note the capacities and
10 usage of the easements, and what's going
11 through them in terms of if it's water or
12 sewer lines.

13 In terms of visual impact studies, I
14 note that there are plans for a number of
15 ball fields, et cetera, et cetera, and I know
16 that it's been noted that the intent is not
17 to light these ball fields. I think that
18 it's important that the impact statement
19 clearly indicates that this is the condition
20 that's being studied, one of unlit ball
21 fields.

22 Traffic: Obviously, traffic is a
23 tremendous concern here that we have before
24 us, and I note that the scoping document

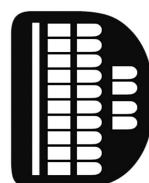


1 talks about a traffic management plan being
2 created to identify special event conditions
3 which will be in place to avoid impacts on
4 the neighborhood roadways.

5 Also, I note that there's a diversion
6 analysis plan to study to cut-through impacts
7 of these -- on the neighborhoods. I think
8 that the traffic management plan should also
9 take this diversion analysis into account and
10 identify ways to avoid the impacts on the
11 neighbor roads at all times and not just
12 during special events.

13 And finally I was very happy to hear that the
14 Gedney Preserve or the 85 acres that is
15 planned to be set aside is going to be
16 included within the analysis to be done.

17 Obviously, a tremendous amount of
18 additional information is needed in this
19 area. Are we talking about the creation of
20 this preserve by some sort of deeded
21 document? Is it in the nature of a
22 conservation easement? Is it a restricted
23 covenant? How is it going to be established?
24 What type of vehicle will be used to

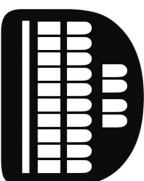


1 establish it? And also I think that it's
2 critical that the maintenance issues be
3 addressed up front as the studies go forward.
4 Those are my comments, Mr. Mayor.

5 MAYOR ROACH: Thank you, Councilman
6 Martin. Councilwoman Smayda.

7 COUNCILWOMAN SMAYDA: Yes. Thank you.
8 I'm going to ask a few questions at the work
9 session, and I'll just quickly, the areas I
10 was interested in getting some additional
11 information was how you determine the number
12 of parking spaces related back to staffing,
13 the high schoolers who do drive, parents, and
14 things like that.

15 I had also asked about and would be
16 interested in more information on other
17 transportation alternatives that you may be
18 looking at, and, I think Mr. Zarin did speak
19 to that and then if necessary do staging and
20 some other creative things to reduce traffic
21 if there's a finding that's a problem; also,
22 I would be interested in any other
23 alternatives that you're -- as far as
24 parking. I mean, are there other



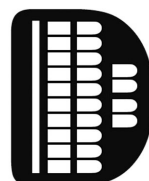
1 alternatives to surface parking that is now
2 in the proposal? And I think those were the
3 main points. Thank you.

4 MAYOR ROACH: Thank you. Council
5 President Boykin.

6 COUNCIL PRESIDENT BOYKIN: Yes. Thank
7 you, Mr. Mayor. Clearly, we're just in the
8 beginning stages of this. As I've said at
9 the work session, this is going to be a long
10 process.

11 It's going to be a thorough process. We
12 are in the information gathering mode
13 listening, analyzing, and the way it will
14 work once public has had chance to complete
15 their comments on the scoping, then the scope
16 will be developed, but counsel will look at
17 it, but then the council has other
18 opportunities to say, no, we need this
19 information in the scoping process.

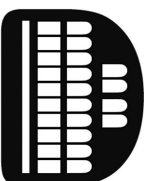
20 And even doing that process I've had in
21 various scopes with individuals from the
22 public who want additional information
23 they'll let me know, we'll look at it, we'll
24 discuss it, and I'll make sure that this gets



1 included in the scoping process.

2 So this will be a long process as we go
3 through to make sure that we get a very
4 thorough scoping process. Last Wednesday I
5 at the invitation of my good friend,
6 Councilman Bill Brown, who lives right across
7 from Wimbley School, he said I want you to
8 come over and look at the traffic, so I went
9 over to The Wimbley School last Wednesday and
10 at about 2:30 and I stayed until about 3:20.
11 He and I stood in the driveway, and I
12 observed the traffic at The Wimbley School,
13 so I'm visually looking as I am seeking
14 information on the project.

15 With regards to specifically this
16 project as I spoke in the work session,
17 clearly traffic is a major concern. The
18 applicant spoke about that this evening.
19 There are certain intersections that they say
20 they're going to analyze and look at. I
21 think you might want to consider expanding
22 that if this ever happens we will have people
23 coming out of Scarsdale, whether they're
24 being coming down 22 or whether they're

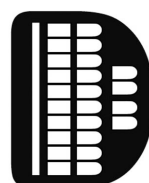


1 coming down 125, so there may be other
2 intersections that have to be looked at and
3 added in the scoping process so I think you
4 need to think a little broader about the
5 impacts and where it could be in the City of
6 White Plains.

7 I asked last time, and I think they
8 finally had the answer and I said I don't
9 need it now, but put in it the scope, how
10 many students come on buses versus cars. I
11 think that's going to be important. Also, in
12 talking about the traffic, I think there's
13 something in the draft scopes that said,
14 well, you're going to look at the various
15 locations that you have now and use that as a
16 basis of building what the traffic may be.

17 I think here that may be a good model,
18 it may not be a good model, so you need to
19 think about alternatives as you're looking
20 and thinking about this whole traffic that
21 would be so extensive and so important.

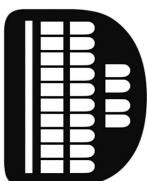
22 Other traffic alternatives that we may
23 want to think about and develop: I also last
24 time at the work session talked about the



1 economic impacts and that what is really
2 important is really the incremental economic
3 impact. Gross numbers are good, but what is
4 important for us here as we look and evaluate
5 this is what incrementally.

6 Obviously, you have construction cost
7 that will start. We'll ratch it up and we'll
8 ratch it down. You have your ongoing
9 supposedly revenue stream and/or benefits.
10 All we need to know is what do you perceive
11 as those incremental economic cost benefits,
12 including cost that the city may bear as
13 you're offsetting those benefits, so we'd be
14 looking for that.

15 The other thing that's very critical is
16 environmental. As you know, this golf course
17 or former golf course is a sponge. It
18 absorbs the water both for the neighborhood
19 for downstreams. I know you talked about
20 storm management. That just needs to be
21 developed in very much detail so that we
22 understand how we're going to be treating
23 storm water. What is going to be done to
24 protect the communities, the downstreams and

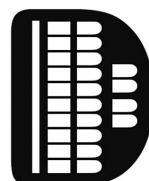


1 all, so we want to have that developed in
2 very much detail.

3 And the other thing is that the park and
4 pickup. There was some discussion last time
5 about making sure all traffic, you know,
6 there's no traffic on Ridgeway. All traffic
7 would be on the site, and there was some
8 analysis of really bringing in, I guess, when
9 people come in to drop off or pick up
10 students, I call it the queue-ing of the
11 parking situation.

12 We need to figure out what alternatives
13 they offer that because as I mentioned at the
14 end work session it looked like a Hertz
15 situation where you drop a car off, you park
16 the car, and, you know, you park the car to
17 get on the bus to go to a plane, but when you
18 got those kind of queued parking, to pick up
19 students or drop off students, that may not
20 be the appropriate way.

21 In other words, what are the
22 alternatives? That's it, and obviously,
23 clearly, a more development of the Gedney
24 preserve. I know you say you're working with



1 the land trust and others about no cost to
2 the city. That just needs to be developed in
3 full detail.

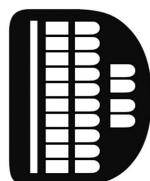
4 Obviously, I will have more things to
5 say as we go through the scope, get more
6 information and all, but those were some of
7 my overall concerns initially. Thank you,
8 Mr. Mayor.

9 MAYOR ROACH: Thank you, Mr. Boykin. Mr.
10 Buchwald.

11 COUNCILMAN BUCHWALD: Thank you, Mr.
12 Mayor and I thank everyone tonight for
13 participating, also to the applicant for
14 answering my questions earlier and also
15 during our work session last week.

16 Obviously, I will be focused on traffic
17 issues; as chairman of the traffic commission
18 that's something that has been raised
19 numerous times this evening. Among the
20 things I'll be looking at in addition to
21 vehicular traffic is pedestrian accessibility
22 of the site and the availability of
23 sidewalks.

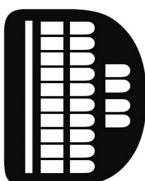
24 I think that's something that we often



1 associate with schools, the idea of children
2 walking to school and the capacity of current
3 sidewalks to accommodate that. One thing to
4 add on to the scope or to expand in detail
5 upon it, there's discussion in the scope
6 under the visual impact and community
7 character section about identifying visual
8 impacts from certain locations and that will
9 be included prior to the scope, and I think
10 that's important.

11 Any time we discuss new buildings,
12 particularly in a residential neighborhood,
13 how that's going to look from different
14 areas. The thing that I would like to add to
15 what's already in the draft scope is the, I
16 think, an identification of the locations
17 where that visual impact will be graphed from
18 where I think it will be useful to have that
19 up front in the scopes, in particular, so
20 that if we're missing anything that's
21 particularly crucial, we can identify that
22 early on.

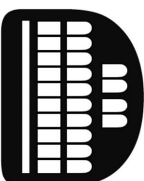
23 I think that will in the same way we
24 still have to identify intersections that are



1 important to look at as part of our traffic
2 study having some of that visual impact
3 locations identified up front would be
4 useful.

5 And finally for what I mention this
6 evening, I think looking at the overall
7 project, one thing that -- thus far it's not
8 clear to me how much information will be
9 provided in the environmental impact
10 statement, so what I would like clarified in
11 the scope is although this is a statement in
12 the project description that it will include
13 operational information, I'd like specified
14 that will include a description of the
15 programs and activities that occur at the
16 school, both -- and both planned by the
17 school and other entities of communities,
18 organizations that plan to use like the
19 athletic fields and so forth, and that these
20 descriptions include a concept for what would
21 be occurring there during weekday evenings,
22 during weekends and so forth.

23 I think it's important for the city as a
24 whole and for especially neighboring



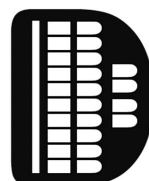
1 residents to have a set of reasonable
2 expectations as to what the activity would be
3 at the school, both during typical school
4 hours and outside of that.

5 Otherwise, I look forward to this
6 process continuing. We're obviously going to
7 have traffic commission looking at it and our
8 other boards of commission, and I think this
9 is a process that is obviously going to be
10 very detailed, but a lot of the comments
11 tonight were very helpful, and I appreciate
12 those folks who came here to speak to that
13 and to those who submit written comments into
14 the future. Thank you.

15 MAYOR ROACH: Thank you, Councilman
16 Buchwald. Councilman Power.

17 COUNCILMAN POWER: I know we passed by
18 before and I said no comments. I just want
19 to follow through and say I have no comments
20 at this point, but I look forward to the
21 other opportunities that you outlined to be
22 discussing in more detail, so thank you.

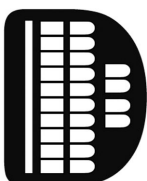
23 MAYOR ROACH: Thank you, Councilman
24 Power. I just want to thank everyone who



1 participated this evening. We had a big
2 turnout and a lot of people spoke, and I
3 think the atmosphere was very civil and
4 professional, and I appreciate that on
5 everyone involved.

6 I also want to say there were some
7 comments about the nature of scoping and just
8 so -- in case you don't know, we didn't make
9 it up here in White Plains. This is SEQRA,
10 and it's something that has to be dealt with,
11 and this is a scoping hearing, and that's why
12 we outline that at the commencement and some
13 people said well, it's not strictly enforced.
14 Well, as I said at the beginning, I know that
15 we don't have a group of lawyers here, so
16 everyone did their best, and I thought
17 everyone did well in terms of their
18 participation here this evening.

19 So I want to thank you all for that.
20 Now, there are additional opportunities for
21 the public to comment. And I'm going to
22 propose that we establish a lengthy written
23 comment period which will be until 5:00 p.m.
24 on November 4th, 2011.



1 And at this time I will entertain a
2 motion to close the public scoping session
3 with as part of that motion the common
4 council's lead agency also moving to
5 establish a written comment period until
6 5:00 p.m. on November 4th, 2011, and this
7 will provide those who have spoken here
8 tonight and those who were unable to be here
9 an opportunity to comment on the scoping
10 document further.

11 COUNCILMAN BOYKIN: Mr. Mayor, they
12 should give their comments to the clerk by
13 5:00 p.m. on the 4th.

14 MAYOR ROACH: Right.

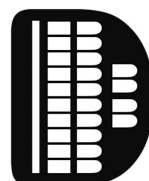
15 COUNCILMAN BOYKIN: City clerk.

16 MAYOR ROACH: City clerk, 255 Main
17 Street, White Plains, New York.

18 COUNCILMAN BOYKIN: May I make a motion
19 that we close the written the public scoping
20 session and that written comments should be
21 in to the city clerk, 255 Main Street, on or
22 before 5:00 p.m. on November 4th, 2011.

23 COUNCILWOMAN SMAYDA: Second.

24 MAYOR ROACH: Move to second it. All in



1 favor? Aye.

2 COUNCILMAN POWER: Aye.

3 MAYOR ROACH: All opposed? Carried.

4 Thank you once again, everyone.

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7 (End of track.)

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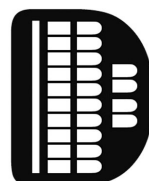
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Certification

I, Michael A. Demasi, do hereby certify:

That the foregoing pages are a true and accurate record made from the recording supplied to me and transcribed to the best of my knowledge and ability.

Michael A. Demasi

MICHAEL A. DEMASI
COURT REPORTER

