

**WHITE PLAINS PLANNING BOARD
MINUTES OF THE MEETING ON
JANUARY 27, 2026 – 7:00PM**

MEMBERS PRESENT: John Ioris, Lauren Morris, Sarina Russell, and Mark Elliott

MEMBERS ABSENT: Elizabeth Marrinan, Tanya Norris

STAFF PRESENT: Michael Kelly, Senior Assistant Corporation Counsel
Beatrice Captan, Senior Architect
Justin Holman, Planner I

NEXT MEETING OF THE BOARD – February 24, 2026 – Announced.

ADOPTION OF DECEMBER 16, 2025 MEETING MINUTES – Adopted.

SCHEDULE PUBLIC HEARINGS

(240-25) **101 Hillair Circle; R1-20 Zoning District – Site Plan Amendment for a Driveway, Patio, and Walls.** Environmentally Sensitive Site

Kevin Munene, representing the Property Owner, is seeking to schedule a public hearing after having provided a survey of the current condition of the property for the Board's review.

John Ioris asks about the number of proposals in the survey that were not in the Board's original approval. He states that it appears as though work has been done to this site that has completely eradicated environmental features and that a tremendous number of mature trees have been cut down.

Mr. Munene explained that the client was unaware that he could not remove the trees and that he is proposing a new planting schedule and plans to compensate for the tree removal.

Mr. Ioris explained his comments about the increased impervious surfaces and changes from the original approval.

Mark Elliot requested that Mr. Munene detail each item of work that has been performed which, to his understanding, was not authorized by the City of White Plains as of now.

Mr. Munene explained: The round driveway, the layout for the swimming pool and the patio area is slightly smaller than the original, tree removal, the driveway going toward the end is slightly enlarged. It was approved at about 9' in width, but was built at about 10' and 11' wide, which is 2' wider to the back. Also, there are retaining walls that have been built that were not on the approved plan. He showed a planting schedule diagram for the property.

Sarina Russell asked for a copy of the approval resolution from 2023 to see what exactly was approved and what wasn't.

Lauren Morris echoed Mr. Ioris' statements.

The Board decided to not schedule a public hearing for the next meeting; instead asking Mr. Munene to return to the next board meeting with a detailed document of everything that was altered on the site and how it compares to the original approval, as well as the applicant's solution.

(243-25) **4 Hewitt Avenue**; R1-5 (Residential One family) Zoning District – **Site Plan Amendment for a House Addition**. Environmentally Sensitive Site

The contractor, on behalf of the homeowner, gave an overview of the project as a 135 sq ft addition to the back of a single-family home with steep slopes on the property.

Mr. Ioris asked the contractor for their method of getting the construction equipment to the back of the property as to not interact with the steep slopes.

The contractor described building a ramp to get the materials up there that would not damage the slopes, or potentially hand digging it out since they would not be digging very deep.

Ms. Morris asks about the project start date and duration.

The contractor said that the project would take about two months and they would like to start in the early spring, after the ground thaws.

A motion was made to schedule a public hearing for the February Planning Board meeting. The motion was seconded, and carried unanimously.

OTHER

(200-26) **Hindu Temple of the Tri-State – 390 North Street – One Year Extension of the Approval for a Site Plan Amendment to Allow a Second Story Addition**. Common Council Referral.

William Null, attorney for the applicant, was unable to attend the meeting but as there were no changes to the project, the Board had no objections to an extension of the approval for a Site Plan Amendment.

A motion was made to write a letter to the Common Council stating that the Planning Board has no objection to an extension. The motion was seconded, and carried unanimously.

The Planning Board's letter to the Common Council is attached hereto.

- (223-25) **459 Ridgeway; R1-12.5 Zoning District – Minor Site Plan Amendment to a Site Plan Approval for a Single-Family House.** Environmentally Sensitive Site.

Chris Yarosak, representing the property owner, provided a summary of the minor site plan amendment. The plan is to shift the location of the future home to preserve the trees on the front part of the property. The changes that the amendment shows are: less impervious surface by about 400 sq. ft., 60 ft. away from the wetland buffer, increased distance from the required front setback, closer to the single family home at 455 Ridgeway, and further from the Ridgeway Alliance Church to the east.

All of the Board members agreed that this is a great solution.

A motion is made for an objection to this Minor Site Plan Amendment. There are no objections.

- (244-25) **New Singular Wireless (AT&T) – 101 Old Mamaroneck Road – Eligible Facilities Upgrade.**

Steve Grassl, representing AT&T, described the proposed upgrades and stated that they are slightly reducing the size of the original antennas.

A motion was made to approve the eligible facilities upgrade. The motion was seconded, and carried unanimously.

- (201-26) **274 Hamilton Avenue – Special Permit Amendment to allow conversion of the two existing service bays into an expanded convenience store and the addition of gas pumps under a new canopy.** ZBA referral.

Edwards Swaby, architect for the project, on behalf of the property owner, described the project.

There was a discussion about proposing new changes to the area in terms of traffic flow and management.

A motion was made to write a letter to the ZBA stating that the Planning Board has no objection to the proposed Special Permit Amendment, with recommendations to have the applicant install longer fuel pump hoses to prevent customers from having to turn their cars around to use the pumps, adding a sign of no left turns when exiting onto Cottage Place, prohibiting entry to the gas station from Cottage Place, and making the current entrance on Hamilton Avenue, closest to the intersection at Cottage Place, exit only.

The motion was seconded and carried unanimously.

The Planning Board's letter to the ZBA is attached hereto.

ADJOURNED – No Discussion

(104-22) **Farrell Estates at Ridgeway Subdivision** – 336-400 Ridgeway, _ Gedney Esplanade, 213-223 Bryant Avenue; R1-30 Residential Single-Family Zoning District – **105 Lot Subdivision**. Environmentally Sensitive Site.

(223-24) **60 South Broadway**; CB-3 Zoning District – **One-year Extension of the Two Lot Subdivision Approval**. Fifth Extension



PLANNING BOARD

MUNICIPAL BUILDING · 70 CHURCH STREET · WHITE PLAINS, NEW YORK 10601

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EILEEN J. McCLAIN, AICP
SECRETARY

January 27, 2026

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: HINDU TEMPLE OF TRI-STATE - 390 NORTH STREET – ONE-YEAR
EXTENSION OF THE APPROVAL OF A SITE PLAN AMENDMENT FOR A
HOUSE OF WORSHIP

At its January 27, 2026 meeting, the Planning Board considered the application made by Hindu Temple of Tristate for a one-year extension of the second amendment to the site plan approval for a Place of Worship at 390 North Street.

No changes are proposed to the approved plan and no significant changes have occurred to the surrounding area. The Planning Board has no objection to approval of the one-year extension as requested.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to a one-year extension of the site plan approval: J. Ioris, M. Elliott, L. Morris, and S. Russell (4); Opposed: None (0); Absent: L. Marrinan and T. Norris (2). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board



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TO: Cecilia Bikkal, Chairwoman
White Plains Zoning Board of Appeals

FROM: John Ioris, Chairman
White Plains Planning Board

DATE: February 2, 2026

RE: 274 HAMILTON AVENUE
SBL 125.67-4-7
CB-3 Zoning District
Amendment to Special Use Permit for a Service Station
Z-2025-36

At its January 27, 2026 meeting, the Planning Board reviewed the application for a Special Permit Amendment to allow conversion of two service bays to an expanded convenience store, and to add two gas pumps with an enlarged canopy overhead.

The Planning Board has no objection to approval of the application for an amendment to the Special Use Permit for a Service Station, but believes that the change provides an opportunity to improve vehicular circulation on the site and the abutting roadways, Hamilton Avenue and Cottage Place.

The Board believes that the conversion of service bays to convenience store space will alleviate some of the circulation problems by eliminating the storage of vehicles onsite waiting for service. However, the low gas pricing at this location causes cars to queue on Hamilton Avenue, with bottlenecks at exit points and excessive maneuvering to position fuel tanks with gas pumps.

The Board offers the following recommendations to alleviate these problems:

1. The easterly driveway on Hamilton Avenue should be the *only* entrance to the site. The westerly driveway on Hamilton Avenue and the driveway on Cottage Place should be exits only with appropriate signage or pavement markings stating “No Entry” or “Do Not Enter.”
2. The exit onto Cottage Place should be right turn only.
3. The hoses at the gas pumps should be long enough to reach fuel tanks on either side of the vehicles in order to eliminate cars backing up and extensive maneuvering.

The Planning Board has no objection to approval of the proposed amendment to the Special Use Permit, but recommends that the City’s Traffic Engineer review the proposed plan and the above recommendations of the Planning Board to improve circulation on and around the project site.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board