

**WHITE PLAINS PLANNING BOARD
MINUTES OF THE MEETING ON
FEBRUARY 24, 2026 – 7:00PM**

MEMBERS PRESENT: John Ioris, Elizabeth Marrinan, Sarina Russell, Tanya Norris, and Mark Elliott

MEMBERS ABSENT: Lauren Morris

STAFF PRESENT: Michael Kelly, Senior Assistant Corporation Counsel
Eileen McClain, Planning Board Secretary
Beatrice Captan, Senior Architect
Justin Holman, Planner I

NEXT MEETING OF THE BOARD – March 17, 2026 – Announced.

ADOPTION OF DECEMBER 16, 2025 MEETING MINUTES – Adopted.

SCHEDULE PUBLIC HEARINGS - None

OTHER

(202-26) **Elizabeth Seton Pediatric Center** - 315-317 North Street PHCDD (Planned Healthcare Campus Development District) **One-year extension of the site plan approval** for a 5-story, 96-bed residential health care facility for medically fragile adults aged 18-35. Common Council referral. (Second Extension)

Diana Kolev, partner with DelBello Donnellan Weingarten Wise & Wiederkehr, on behalf of the applicant, is seeking a one-year extension of the site plan approval. There are no changes to the project, and construction is currently underway. The Board has 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.

(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.

Attorney Kory Salamone provided an update on the project and described changes to the plan that were made in response to comments on the Draft Environmental Impact Statement. The changes to the original plan include: removal of the "clubhouse parcel" in exchange for 3 additional single family

home lots on Parcel A, and elimination of 3 lots on Parcel D, keeping the same number of homes proposed at 99. In addition, some of the homes along Gedney Esplanade have been given an increased set back from the road to better protect the trees that line it, and some of the lots on Parcel D were enlarged to provide a greater distance from the environmentally sensitive features.

Ms. Marrinan asked Diego Villareale, representing JMC and the applicant, to describe the environmentally sensitive qualities that will be protected by the proposed changes to the lot layout and the waiver of certain dimensional requirements on Parcel A. Mr. Villareale explained that Parcel A is deemed environmentally sensitive because of its proximity to a watercourse outside the parcel boundaries but within 100ft. He explained that making the lots closer together enables preservation of a large portion of open space in the rear of each lot, preserving around 45% of Parcel A as open space.

Ms. McClain asked for confirmation that the homeowners with a stormwater management area on their lot will understand that, as part of their HOA, there will be people who will go on to their lot to maintain the management area. Diego confirmed this.

Ms. Russell asked if the setback for the homes on Parcel D have been changed. Diego stated that they stay generally the same and have enhanced landscaping opportunities to provide buffers.

Mr. Ioris asked if there are any changes to the proposed 4 lots off of North Street. Mr. Villareale stated that they remain the same.

Ms. Marrinan asked if there have been any changes to pedestrian access. Mr. Villareale stated that pedestrian access has been refined. Sidewalk connectivity improvements will lead from Ridgeway to the open space walking trail on Parcel D, and access will be provided from North Street through two lots on the proposed cul de sac.

Ms. Russell asked if there is a separate HOA for each lot, or is it one HOA for all of the lots. Mr. Villareale stated there would be one HOA to encompass the whole area.

Abbi Rudow, Planner with VHB, provided an overview of the changes to the draft Final Environmental Impact Statement (FEIS), and noted the following with respect to the changes:

- The change to the subdivision layout results in 6 fewer lots requiring dimensional relief.
- Removing 3 parcels from Parcel D allows for an increased buffer area between the proposed homes and the wetlands on that parcel.
- Development has shifted to protect the allee of trees along Gedney Esplanade.

- The NYS Department of Environmental Conservation (DEC) has determined that there are no regulated freshwater wetlands or adjacent areas on parcels A, B, or C, but that Parcel D does contain regulated wetlands and will need an Article 24 Wetland Permit for the lots that are encroaching onto the wetlands.
- Testing has confirmed that there are no vernal pools on parcel B.
- Both a preliminary solid waste management plan and a preliminary construction management plan have been prepared.
- Some mitigation will be needed in the form of a soil and materials management plan in coordination with the City of White Plains.

Mr. Ioris asked Ms. McClain for an estimated date of receiving the FEIS. She estimated April and asked Mr. Villareale for confirmation. He concurred and added that he will update the City of White Plains if any new information arises.

ADJOURNED – No Discussion

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

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

(242-25) **4 Hewitt Avenue**; R1-5 (Residential One Family) Zoning District – **Site Plan Amendment for a House Addition**. Environmentally Sensitive Site. Steep Slopes.



PLANNING BOARD

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February 24, 2026

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: ELIZABETH SETON PEDIATRIC CENTER - 315-317 NORTH STREET - ONE-YEAR EXTENSION OF THE SITE PLAN APPROVAL FOR A 5-STORY, 96-BED RESIDENTIAL HEALTH CARE FACILITY FOR MEDICALLY FRAGILE ADULTS AGED 18-35

At its February 24, 2026 meeting, the Planning Board discussed the request for a one-year extension of the site plan approval for the Elizabeth Seton residential health care facility for medically fragile adults.

The applicant's attorney stated that there are no changes proposed to the plan, and that there have been no changes to the surrounding area that would affect the project.

The Planning Board has no objection to approval of a one-year extension of the site plan approval.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to approval of the extension request: J. Ioris, M. Elliott, L. Marrinan, T. Norris, and S. Russell (5); Opposed: None (0); Absent: L. Morris (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board