

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF JANUARY 15, 2019**

MEMBERS PRESENT: John Ioris, Leonard Gruenfeld, Anna Cabrera, Lynn Oliva, John Durante and Sarina Russell

MEMBERS ABSENT: None

CB REPRESENTATIVE: None

COMMON COUNCIL: None

STAFF MEMBERS: Arthur Gutekunst, Senior Assistant Corporation Counsel
Christopher Gomez, AICP, Commissioner of Planning
Luis Saiz, R.A., Plan Examiner - Building Department
Eileen McClain, Secretary
Katie Crawford, Planner

NEXT MEETING OF THE BOARD

The February 19, 2019 meeting of the Planning Board was announced. This meeting will be held at 7:00 pm.

ADOPTION OF MINUTES

Minutes of the December 18, 2018 meeting were adopted.

SCHEDULE PUBLIC HEARINGS

(102-16) **283 Soundview Avenue**; R1-30 Zoning District – **Final Subdivision Application**.
Applicants: Bobby and Tamar Ben-Simon

The Applicant did not appear before the board; the Applicant requested that the Board schedule a public hearing for the February Planning Board Meeting.

PUBLIC HEARINGS

None

OTHER

(236-18) **199-201 East Post Road**; CB-1 (Core Business-1) Zoning District – **Site Plan Amendment for restaurant renovation and addition of 18 apartments**.

Janet Giris, Attorney appeared before the Board to present the Site Plan Amendments to 199-201 East Post Road. The project consists of 18, approximately 850 square foot, one bedroom apartments located above restaurant space.

Commissioner Gomez presented the Parking Department's findings following their examination of the area's parking conditions. There are 18 spaces required in connection with the residential development at 199-201 East Post Road, the Applicant may buy out of 10 of the required 18 spaces as-of-right through a payment in-lieu of

providing parking. The Parking Department surveyed the surrounding municipal parking garages and found that there are no major concerns to approve a payment in-lieu of providing parking for the remaining 8 spaces. The Planning Department recommends approval because of the project's location within the Central Parking Area, the nature of the project as infill development, the project's proximity to the Lyon Place Municipal Garage and the relatively small number of spaces makes this project a good "test project" for reduced parking.

The Applicant will pay \$260,000 in-lieu of providing onsite parking (\$10,000 per parking space for the first 10 spaces and \$20,000 per space for the remaining 8 spaces), and \$54,000 as a recreation fee. Commissioner Gomez stated that, in response to this project, the Council is considering adjusting the payment in-lieu of parking fees and to eliminate the as-of-right potential.

Ms. Giris noted the Applicant has been working with the City's Department of Public Works to address their comments. The Applicant also appeared before the Design Review Board. The DRB liked the design but will require the Applicant to receive DRB approval for any signage associated with the restaurant and has asked the Applicant to provide further screening to the machinery located on the roof.

Mr. Durante and Ms. Russell were concerned that approval of the fee in-lieu of providing parking for all 18 spaces would set a precedent for other projects to not provide on-site parking. Mr. Gutekunst assured the Board that approval of this project will not set a legal precedent and reinforced that this is just a test to see if it is feasible; all risk will be borne by the Applicant, not the City.

Mr. Gruenfeld is in favor of the project and feels that this portion of East Post Road would benefit greatly from additional residents. Mr. Gruenfeld also feels that smaller projects, such as this one, are typically constructed more quickly than the larger scale developments such as those that have recently been approved.

Ms. Cabrera thinks that this is a great project for testing purposes.

Mr. Ioris concurred, stating that the market will decide if this is a good decision. If this isn't feasible then the apartments will not be rented.

Ms. Oliva requested that the approval resolution reflect that this will be just a test rather than a precedent.

Mr. Gruenfeld made a motion to declare the Planning Board as Lead Agency for the Unlisted Action, Mr. Durante seconded; Ms. Cabrera made a motion to adopt the Environmental Findings Resolution, Mr. Durante seconded; Ms. Cabrera made a motion to approve the project, Mr. Durante Seconded, all motions carried unanimously.

(200-19) **Windward School at March of Dimes** – 1275 Mamaroneck Avenue: CO (Campus Office) Zoning District. **Special Permit for a Private School.** Common Council referral.

Janet Giris, Attorney and a member of the Architectural/Engineering team appeared before the board to present the Special Permit and Site Plan Application for the Windward School.

The site is 11.24 acres and is located in the C-O (Campus Office) Zoning District. The presence of steep slopes and rock outcroppings on the property designate the site as

Environmentally Sensitive. The applicant has already secured an area variance from the Zoning Board to increase the overall buildable area on the site.

The Special Permit is required to establish the "private elementary school" use at 1275 Mamaroneck Avenue; the Site Plan Application reflects site improvements such as the addition of an 11,000 square foot gymnasium and 28,000 square foot athletic area which includes a 3/4 size grass athletic field, half-court basketball court and playground area, parking/ driveway and façade improvements will be made and substantial landscaping is proposed.

The Windward School is proposing to move grades 1-4 from their Lower School campus on Windward Avenue and grade 5 from their Upper School to the property formerly occupied by March of Dimes. There will be an enrollment cap of 350 students and 110 faculty and staff will be located at the 1275 Mamaroneck Avenue Campus. The property will also be used for an afternoon teacher training program.

Other site plan provisions include the relocation and upgrade of public utilities cutting through the site, substantial landscaping buffer between the School and adjacent residential properties, and proposed traffic improvements at the intersection of Mamaroneck Avenue and Rosedale Avenue.

Ms. Oliva asked if the athletic fields will be lit up at night. No.

Ms. Cabrera asked what types of busses are used. The smaller compact busses are used by the School.

Mr. Durante asked if there will be any disturbance to the steep slope areas. Yes, there will be some disturbance but it will be limited.

Ms. Russell asked what the impacts to traffic along Mamaroneck Avenue will be. All queuing during student pick-up/drop-off times will be located on site and the recommended traffic improvements should reduce any adverse impacts, specifically the proposed turn modifications at Rosedale Avenue and Mamaroneck Avenue.

Mr. Gruenfeld asked if there will be pedestrian connections between the existing staircase leading from Mamaroneck Avenue toward the sidewalk leading to the main entrance. Extension of the walkway will be examined.

Ms. Cabrera asked if activities held at the campus will be exclusive to Mondays - Fridays or if weekend activities occur. More information regarding the Schools' programming is necessary.

Ms. Oliva asked if there will be any summer activity at the School. Again, more information is needed.

Mr. Ioris asked what the project's timeline will be. It is anticipated that the School would be open for the September 2020 school year.

Ms. Russell made a motion to send a letter of positive recommendation to the Common Council, Ms. Oliva seconded, the motion passed unanimously. The Board's letter to the Council is attached hereto.

Ms. Russell made a motion to close the meeting; Ms. Cabrera seconded, and the motion carried unanimously. The meeting adjourned at 7:40 pm.

ADJOURNED – NO DISCUSSION AT THE MEETING

- (214-18) **20 Rolling Ridge Road**; R1-20 Zoning District – **Site Plan Amendment for a Swimming Pool**. Environmentally Sensitive Site.
- (245-18) **91 Palmer Avenue**; R1-5 (Residential Single Family) Zoning District 241 Rock Creek Road, Scarsdale, NY – **Site Plan Amendment for Grading in Wetlands and Buffer**. Environmentally Sensitive Site.



PLANNING BOARD

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January 23, 2019

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: WINDWARD SCHOOL – 1275 MAMARONECK AVENUE - SPECIAL PERMIT FOR A PRIVATE SCHOOL

At its January 15, 2019 meeting, the Planning Board considered the application for a Special Permit to allow a private elementary school at 1275 Mamaroneck Avenue, the former location of the March of Dimes. The plan represents the relocation of grades one through four from the existing school building at 15 Windward Avenue, and the addition of fifth grade. An enrollment cap of 350 students has been proposed, with 110 faculty and staff located at the new school. The new school expects to open in September 2020, and the existing school on Windward Avenue will be closed.

The plan provides an 11,000 square foot gymnasium and a 28,000 square foot athletic area, which includes a 3/4 size grass athletic field, a half-court basketball court, and playground area. Existing and proposed landscaping between the school and adjacent residential properties will buffer the school from the nearby homes. Parking and driveway changes will allow for all vehicles to queue onsite, and the left turn lane into the site from Mamaroneck Avenue will be extended by 70 feet so that school traffic will not impede traffic flow along that roadway. Certain changes to the nearby intersections also are proposed to minimize traffic impacts.

The property will be used for an afternoon teacher training program, but it was not known whether the campus will be used during the weekend or summer.

The Planning Board notes that there is a Bee-Line bus stop in front of 1275 Mamaroneck Avenue, and that there is a walkway to the building from a sidewalk at the bus stop. The site plan does not indicate an entrance into the building from the walkway/stairway, and the Board felt that a connection should be made either by creating a building entrance along the Mamaroneck Avenue façade, or that the existing walkway should connect to the sidewalk in front of the main entrance to the building.

The Planning Board believes that the school is a good use of the March of Dimes property and that the school traffic impacts to the West Street neighborhood will be alleviated by the proposed relocation. Therefore, the Board recommends approval of the Special Permit and associated site plan with the recommendation that a connection be provided from the Mamaroneck Avenue sidewalk to a building entrance.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to approval of the Special Permit and site plan, with the above comments: J. Ioris, A. Cabrera, J. Durante, L. Gruenfeld, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: None (0). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board