

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF JANUARY 17, 2023**

MEMBERS PRESENT: John Ioris, Anna Cabrera, John Kirkpatrick, Lauren Morris, Lynn Oliva, and Sarina Russell

MEMBERS ABSENT: Vennela Yadhati

CB REPRESENTATIVE: None

COMMON COUNCIL: None

STAFF MEMBERS: Eileen McClain, Planning Board Secretary
Chris Gomez, Commissioner of Planning
Arthur Gutekunst, Senior Assistant Corporation Counsel

NEXT MEETING OF THE BOARD – February 21, 2023 – Announced

ADOPTION OF DECEMBER 21, 2022 MEETING MINUTES - Adopted

SCHEDULE PUBLIC HEARINGS

(200-23) **14 Willowbrook Road**; R1-12.5 Zoning District – **Site Plan Amendment for modifications to the stream walls.** Environmentally Sensitive Site.

Hailey Simpson described the proposed project. The water level is 5” deep regularly, but can rise to 4 feet in storm events. During Hurricane Ida rocks along the stream were dislodged and created a dam and caused erosion. Project proposes opening a pinch point in the stream, removing rocks that are obstructing the flow of water, and stabilizing the banks.

Since the project involves land in the Cobblefield conservation development, authorization allowing the encroachment and work must be submitted prior to the opening of the public hearing.

Ms. Cabrera made a motion to schedule a public hearing for February 21, 2023; Mr. Kirkpatrick seconded the motion, and it carried unanimously.

PUBLIC HEARINGS

(226-22) **138 Rosedale Avenue**; R1-7.5 Zoning District – **Site Plan Amendment for a Patio.** Environmentally Sensitive Site.

Ms. Russell made a motion to reopen the public hearing; Ms. Cabrera seconded the motion, and it carried unanimously.

Adrienne DeVita, R.A., represented the applicant, and reviewed the project history.

The landscape plan will be implemented.

Chet Gottshall, 2 Manor Avenue, asked about impervious surface coverage calculations. Ms. DeVita responded that the patio area is rock, and all impervious surface.

Ms. Russell made a motion to: close the public hearing; declare the Planning Board to be the Lead Agency for this Type I Action; adopt the Environmental Findings Resolution, with any additional conditions required by the ZBA; and approve the patio/terrace site plan amendment. Ms. Oliva seconded the motion, and it carried unanimously.

OTHER

(104-22) **Farrell Estates at Ridgeway Subdivision** – 336-400 Ridgeway, _ Gedney Esplanade, 213-223 Bryant Avenue; R1-30 Residential Single-Family Zoning District – **106 Lot Subdivision**. Environmentally Sensitive Site.

Brad Schwartz, attorney, and Diego Villareale, P.E., represented the applicant.

Ms. Cabrera asked, if no dimensional waivers are allowed by the Planning Board, would a conforming subdivision of Parcel A be viable. She said that drainage and flooding is a concern of the public, and that the lowest level of the houses would need to be above the seasonal high water level. Commissioner Gomez responded that there are no environmentally sensitive features on Parcel A, so a conforming layout is viable.

Ms. Russell asked about the effect in-ground swimming pools on site drainage given the high water table. Mr. Villareale stated that the issue has been accounted for in the site design and stormwater management plan.

Mr. Kirkpatrick asked about the open space requirement for any subdivision. The subdivision regulations require 10% land area be set aside as recreation space or \$7,500.00 per buildable lot, with land, or money in lieu of, at the discretion of Board. HE suggested that WPHS students whether they would use a walkway from the school through the site, and the best location for one.

Ms. Oliva asked for a map of soils on the site, and she asked why the applicant is requesting a modification of dimensional regulation on Parcel A. She also asked about the source of the fill to be brought to the site. Mr. Villareale responded that the source of the fill is unknown at this time. He said that there is shallow groundwater throughout the site and that Parcel A is part of an overall environmentally sensitive site even though there are no environmentally sensitive features on it. He noted that reducing dimensional requirements enables the preservation of 40% of Parcel A. Mr. Gutekunst added that the Planning Board could require a conservation easement or restrictive covenant, or establish coverage limits. Commissioner Gomez also noted that Parcel A is within 100 feet of a stream located on Westchester Hills Golf Club property, which make it environmentally sensitive.

Mr. Ioris recommended another work session of the Board and requested a calendar of milestones. The Board scheduled a Special Meeting of the Planning Board for February 7, 2023 at 5:00pm to determine whether a DEIS is required for the project. If it is determined to be necessary, the Board could adopt a positive declaration at its February 21, 2023 meeting.

This matter was adjourned to February 7, 2023.

- (201-23) **Petition by Elizabeth Seton Pediatric Center for amendments to the Zoning Ordinance and Zoning Map at 303, 305, 311, 315-17, and 317 North Street.** Common Council referral.

Janet Giris, attorney, described the proposed petition: residential facility for medically fragile adults age 18-35 to fill a gap in care. They have a Certificate of Need from NYS. Five stories 96 beds domiciliary care facility. New zone, Planned Healthcare Development District, proposed to accommodate this use. It would not affect existing uses. The amendment would reduce FAR and coverage, and increase setbacks and buffers, and increase height from 65' to 75'.

Mr. Kirkpatrick described the proposed use as wonderful and serving a population in need. He said that the traffic impact of the residence would be less than if the currently approved 329 senior living units were built on the site. The other Board members agreed.

Mr. Kirkpatrick made a motion to send a letter to the Common Council stating that the petition to be appropriate as to form, and the Board has no objection to the scheduling of a public hearing on this matter, and has no objection to the proposed zoning amendment. Ms. Oliva seconded the motion, and it carried unanimously.

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

- (202-23) **North Street Community - 303-315 North Street; PSRD District - 3-year extension of site plan approval for the independent living phase of the project for 329 units of senior housing.** Common Council referral.

Janet Giris, attorney representing the applicant, said that the extension request is made to preserve the approval in case the Elizabeth Seton Pediatric Center is not approved.

Ms. Oliva made a motion to send a letter to the Common Council stating that the Board has no objection to approval of the three-year extension. Ms. Russell seconded the motion, and it carried unanimously.

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

- (203-23) **City Square - 50 Main Street, 34 South Lexington Avenue and 1-11 Martine Avenue; CB-4 Zoning District – One-year extension of the amended site plan approval.** Common Council referral.

Mr. Kirkpatrick made a motion to send a letter to the Common Council stating that the Board has no objection to approval of the one-year extension. Ms. Russell seconded the motion, and it carried unanimously.

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

- (204-23) **334 West Street; R1-12.5 Zoning District – One-year extension of the preliminary subdivision approval.**

Mr. Gutekunst explained that Final Subdivision approval can be granted after conditions of Preliminary Subdivision approval are met. Ms. Russell made a motion to grant approval of a one-year extension of the preliminary subdivision approval. Ms. Cabrera seconded the motion, and it carried unanimously.

ADJOURNED TO FEBRUARY 21, 2023

- (213-21) **66 Liberty Place; R2-4 Zoning District – Site Plan Application for a Single Family House - Environmentally Sensitive Site.**
- (222-21) **135 Saxon Woods Road; R-12.5 Zoning District – Site Plan Amendment to legalize walls, driveway alterations, patio, and for a new bridge and deck expansion, and stormwater control features. Environmentally Sensitive Site.**
- (203-22) **145 Saxon Woods Road; R-12.5 Zoning District – Site Plan Amendment for reconstruction of retaining walls and construction of a new footbridge over the Mamaroneck River. Environmentally Sensitive Site.**
- (260-22) **T-Mobile Northeast LLC – 41 Barker Avenue; RM-0.4 Zoning District – Special Permit for a New Public Utility Antenna Facility.**



PLANNING BOARD

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

(914) 422-1300 · FAX: (914) 422-1301

THOMAS M. ROACH
MAYOR

JOHN IORIS
CHAIRMAN

CHRISTOPHER N. GOMEZ, AICP
COMMISSIONER OF PLANNING

JUDITH MEZEY
DEPUTY COMMISSIONER

EILEEN J. McCLAIN
SECRETARY

January 18, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: PETITION BY ELIZABETH SETON PEDIATRIC CENTER FOR
AMENDMENTS TO THE ZONING ORDINANCE AND ZONING MAP AT 303,
305, 311, 315, AND 317 NORTH STREET

At its January 17, 2023 meeting, the Planning Board considered the petition by Elizabeth Seton Pediatric Center for amendments to the Zoning Ordinance and Zoning Map to create the Planned Healthcare Campus Development District, which would allow the development of a six-story, 96-bed residential health care facility.

The Planning Board finds the petition to be appropriate as to form, and has no objection to the scheduling of a public hearing on this matter. The Board also has no objection to the proposed amendments.

Planning Board members voting in favor of the motion to send a letter to the Common Council stating that the petition is appropriate as to form, there is no objection to scheduling a public hearing on the petition, and no objection to approval of the proposed amendments: J. Ioris, A. Cabrera, L. Morris, J. Kirkpatrick, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: V. Yadhati (1).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board



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January 18, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: NORTH STREET COMMUNITY, LLC - 315-317 NORTH STREET; PSRDD (PLANNED SENIOR RESIDENTIAL DEVELOPMENT DISTRICT) - THREE YEAR EXTENSION OF A PREVIOUSLY APPROVED SITE PLAN FOR THE CONSTRUCTION OF INDEPENDENT LIVING UNITS AS THE FINAL PHASE OF THE PROJECT

At its January 17, 2023 meeting, the Planning Board considered the request for a three-year extension of a previously approved site plan for the construction of a planned senior residential development on the site of the former St. Agnes Hospital. At the meeting, the applicant's attorney said that no changes are proposed to the approved plan, and that the applicant wants to maintain the approval, but that if the Elizabeth Seton residential health care facility is approved, the North Street Community independent living units would not be built.

The Planning Board has no objection to a three-year extension of the site plan approval, subject to the previous approval conditions.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to approval of a three-year extension of the site plan approval: J. Ioris, A. Cabrera, L. Morris, J. Kirkpatrick, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: V. Yadhati (1).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
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January 18, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: CITY SQUARE - 50 MAIN STREET, 34 SOUTH LEXINGTON AVENUE AND
1-11 MARTINE AVENUE – ONE-YEAR EXTENSION OF THE AMENDED
SITE PLAN APPROVAL

At its January 17, 2023 meeting, the Planning Board considered the application for a one-year extension of the site plan approval for City Square. No changes are proposed to the approved plan.

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

Planning Board members voting in favor of the motion to send a letter to the Common Council stating no objection to approval of a one-year extension of the site plan approval: J. Ioris, A. Cabrera, L. Morris, J. Kirkpatrick, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: V. Yadhati (1).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board