

**-WHITE PLAINS PLANNING BOARD  
MINUTES FOR THE MEETING OF JANUARY 18, 2022**

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

MEMBERS ABSENT: None

CB REPRESENTATIVE: None

COMMON COUNCIL: None

STAFF MEMBERS: Eileen McClain, Planning Board Secretary  
Luis Saiz, Building Department

**NEXT MEETING OF THE BOARD**

The Planning Board's February 15, 2022 meeting was announced.

**ADOPTION OF DECEMBER 21, 2021 MEETING MINUTES**

The minutes of the December 21, 2021 meeting were adopted.

**SCHEDULE PUBLIC HEARINGS** - None

**PUBLIC HEARINGS** - None

**OTHER**

(200-22) **City Square** - 50 Main Street; CB-4 (Core Business-4) Zoning District – **One Year Extension of Site Plan Amendment Approval and a new Site Plan Amendment** for a new canopy at the entrance to 34 South Lexington Avenue (aka "The Metro"); b) parking and loading spaces modifications on Main Street and Martine Avenue; c) landscape and walkway modifications. Common Council referral.

William Null, Attorney, appeared before the Board to request a One Year Site Plan Extension for the approved City Square project. The project consists of three buildings: 25 Martine Avenue, a residential building; 50 Main Street, an office building; and 1-11 Martine Avenue, the top floors of which have been reserved for offices and the remaining floor area has been converted to residential. The conversion at 1-11 Martine Avenue is nearly complete.

Since the Applicant last appeared before the Board, the restaurant uses proposed along the Main Street/Martine Avenue intersections have been omitted from the site plans. The Applicant proposes additional minor site plan amendments: to eliminate two ADA spaces along Main Street and to restripe a deceleration lane on Martine Avenue. Canopies similar to 50 Main Street will be added throughout the site, the remaining architectural elements remain with minor modifications to the landscaping.

Ms. Russell asked where the two ADA parking spaces will be relocated. The required number of spaces are located within the garage. The spaces associated with the deceleration lane will be removed with the lane.

Mr. Gruenfeld would like to see more on-street parking in this location; the proposal was supposed to activate the sidewalk. Mr. Gruenfeld also asked when the corner retail will be filled. The Applicant has just begun filing building permits and researching retailers.

Ms. Oliva asked where trucks would load if the space is removed. 1-11 Martine Avenue has a long deceleration lane where a new loading space will be formalized. There is an additional loading zone located in front of 50 Main Street.

Mr. Gruenfeld made a motion to send a letter to the Common Council stating that the Planning Board has no objection to the proposed changes; Ms. Cabrera seconded; the motion carried unanimously. The Board's letter to the Council is attached hereto.

- (201-22) **White Plains Plaza** – One North Broadway – **One Year Extension of the Site Plan Amendment** associated with exterior building signs. Common Council referral.

William Null, Attorney, appeared before the Board to request a One Year Extension of the Site Plan Amendment associated with the approved signage package for One North Broadway Plaza. Many businesses have moved in and put up their signs in accordance with the approved signage package but not all have been populated. The Applicant would like to keep the approval in place.

The Board made no additional comments.

Mr. Gruenfeld made a motion to send a letter to the Common Council stating that the Planning Board has no objection to the extension; Ms. Russell seconded; the motion carried unanimously. The Board's letter to the Council is attached hereto.

## **ADJOURNED TO FEBRUARY 15, 2022**

- (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.
- (257-21) **Kensico Apartments** – 60 South Kensico Avenue – **Site Plan Application for a Three Story, 12-Unit Apartment Building**.
- (104-19) **334 West Street**; R1-12.5 Zoning District – **Four Lot Subdivision Application** - Environmentally Sensitive Site.



## **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, AICP  
SECRETARY

January 19, 2022

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 - APPLICATION FOR ONE YEAR EXTENSION OF THE APPROVAL OF A SITE PLAN AMENDMENT**

At its January 18, 2022 meeting, the Planning Board considered the application by MG RMC Main LLC for a one year extension of the site plan amendment approval that was granted by the Common Council on July 1, 2019 and extended on August 3, 2020. The current application includes a further amendment to: a) add a canopy at the entrance to 34 South Lexington Avenue (aka "The Metro"); b) modify the parking and loading spaces on Main Street and Martine Avenue; and c) modify the landscaping and walkways at various locations.

The Planning Board has no objection to approval of a one year extension and the site plan amendment as requested.

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

Respectfully submitted,

**JOHN IORIS**

John Ioris, Chairman

White Plains Planning Board



## **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, AICP  
SECRETARY

January 19, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: WHITE PLAINS PLAZA – 1 NORTH BROADWAY–ONE YEAR EXTENSION  
OF THE SITE PLAN APPROVAL FOR THE INSTALLATION OF THE  
PROPOSED SIGNS

At its January 18, 2022 meeting, the Planning Board considered the application for a one year extension of the approval of a site plan amendment involving changes to the Signage Master Plan for White Plains Plaza, which is located at One North Broadway.

The Planning Board has no objection to the one year extension as requested.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to the requested one year extension: J. Ioris, A. Cabrera, L. Gruenfeld, J. Kirkpatrick, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: (0). There is one vacancy on the Board.

Respectfully submitted,

**JOHN IORIS**

John Ioris, Chairman

White Plains Planning Board