

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF FEBRUARY 15, 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: Katie Crawford, Planning Department
Christopher Gomez, Commissioner of Planning
Arthur Gutekunst, Senior Assistant Corporation Counsel

NEXT MEETING OF THE BOARD

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

ADOPTION OF JANUARY 18, 2021 MEETING MINUTES

The minutes of were not adopted.

Chairman Ioris opened the meeting by reading a statement regarding comments made regarding the Planning Board at the February Citizens to be Heard session.

SCHEDULE PUBLIC HEARINGS

(202-22) **369 Rosedale Avenue; R1-12.5 Zoning District – Site Plan Amendment for a House Addition and Deck.** Environmentally Sensitive Site.

The applicant's representative appeared before the Board to present the 400 s/f addition to 369 Rosedale Avenue. The basement and first floor addition will also include an outdoor deck. The property is considered environmentally sensitive due to the presence of a stream located at the back of the property. The proposed addition does not encroach into the streams or the 25' buffer area.

Mr. Kirkpatrick noted that the stream often floods, affecting the adjacent street. He asked if the project would be an increase in impervious surface on the property and if a Stormwater Pollution Prevention Plan (SWPPP) would be prepared. Yes, engineering plan are being prepared and will be provided in advance of the Hearing.

Ms. Russell asked if the applicant has any information regarding more recent storm events and if the basement will have a means of egress. Details on storm events can be provided and yes, there is a door leading outside from the basement level.

Mr. Gruenfeld pointed out that the drawings are incomplete and expressed concern over stormwater management on site.

Ms. Oliva asked if there is an elevation change near the stream and where flooding generally occurs on the property.

Ms. Cabrera had concerns regarding stormwater management, but is okay with the location of the deck.

Mr. Gruenfeld made a motion to schedule the public hearing, Ms. Cabrera seconded, motion did not carry. Opposed: L. Oliva, S. Russell and J. Kirkpatrick (3). There is one vacancy on the Board.

(203-22) **145 Saxon Woods Road; R1-12.5 Zoning District – Site Plan Amendment for reconstruction of retaining walls and construction of a new footbridge over the Mamaroneck River.** Environmentally Sensitive Site.

Christine Broda, architect, appeared before the Board to present the Site Plan Amendment for reconstruction of retaining walls and construction of a new footbridge over the Mamaroneck River. The driveway area and associated retaining walls are at risk of collapsing and the previous footbridge was destroyed by a flooding event. The property is split between the City of White Plains and the Village of Scarsdale, separated by the Mamaroneck River.

The property owner has an open public hearing for similar work at 135 Saxon Woods Road. If both projects are approved the projects will be completed in tandem.

Ms. Cabrera asked if any trees would be removed to accommodate the construction. No, there are no trees in the way.

Ms. Oliva asked if including weep poles in the driveway will degrade the structure overtime. No, they will help remove water from the driveway if properly maintained.

Mr. Gruenfeld asked if the riverbed will need to be drained to accommodate construction activities. There is no need to do so.

Ms. Russell asked if the County should be involved due to the location of the sewer easement. No, there will be no work will be done to the sewer line or in the easement area.

Mr. Kirkpatrick asked if the existing driveway is impervious. Yes, it is. He asked if there is a garage located on the property. Yes, there is a single car garage located off Saxon Woods Road, which requires backing out. He asked if the applicant could reduce the driveway area. No, there would not be enough area to turn around otherwise. He asked if the proposed plan would lead to an increase in impervious surface. Yes, just the addition of the bridge.

Ms. Russell made a motion to schedule the public hearing, Mr. Gruenfeld seconded, the motion passed unanimously.

PUBLIC HEARINGS

- (104-19) **334 West Street; R1-12.5 Zoning District – Four-Lot Subdivision.** Environmentally Sensitive Site.

The applicant's representative appeared before the Board to present the 4-lot subdivision proposed for 334 West Street.

Chairman Ioris stated that the Board had received a letter from the Department of Public Works stating the same objections as before.

The representative stated that they had met with the Department of Public Works, who objected to the "turn around" alternative that the Board preferred. The applicant would like to move forward with the "cul-de-sac" alternative.

Mr. Kirkpatrick abstained from the vote, at the time of the hearings he was not yet appointed to the Board.

Mr. Gruenfeld is okay with moving forward with the cul-de-sac plan because there was not a way to effectively avoid the environmentally sensitive features.

Ms. Russell made a motion to close the public hearing, Ms. Oliva seconded, the motion carried. Approve: J. Ioris, A. Cabrera, L. Oliva, L. Gruenfeld, and S. Russell (5); Abstain: J. Kirkpatrick (1).

Ms. Cabrera made a motion to declare the Planning Board Lead Agency for this Type One Action, Ms. Russell seconded, the motion carried. Approve: J. Ioris, A. Cabrera, L. Oliva, L. Gruenfeld, and S. Russell (5); Abstain: J. Kirkpatrick (1).

Ms. Russell made a motion to accept the Environmental Findings, Ms. Cabrera seconded, the motion carried. Approve: J. Ioris, A. Cabrera, L. Oliva, L. Gruenfeld, and S. Russell (5); Abstain: J. Kirkpatrick (1).

Ms. Russell made a motion to close the public hearing, Ms. Cabrera seconded, the motion carried. Approve: J. Ioris, A. Cabrera, L. Oliva, L. Gruenfeld, and S. Russell (5); Abstain: J. Kirkpatrick (1). There is one vacancy on the Board.

- (222-21) **135 Saxon Woods Road; R1-12.5 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.

Christine Broda, architect, appeared before the Board to present the Site Plan Amendment to legalize walls, driveway alterations, patio, to construct a new footbridge over the Mamaroneck River and stormwater control features. The walls have been damaged overtime, including storm events of the summer 2021. The property is split between the City of White Plains and the Village of Scarsdale, separated by the Mamaroneck River. The property owner has requested a public hearing for similar work at 145 Saxon Woods Road. If both projects are approved the projects will be completed in tandem.

No one from the public wished to comment.

Mr. Kirkpatrick asked how he can visit the site. Call the Architect to set up a time and she will walk you through both sides. Mr. Kirkpatrick asked if the stream calming mechanisms would they have adverse impacts upstream. No, stream calming is an effect of widening the area for water to flow.

Ms. Russell felt that the project is necessary and asked when construction activities could start. It would be ideal if the projects could move forward this spring.

Mr. Gruenfeld sees that the design of the project has improved over time, but expressed concern on the impacts to downstream properties. Mr. Gruenfeld would like to see the applicant work with the concerned neighbor who reached out.

Ms. Oliva made a motion to adjourn the Public Hearing, Ms. Cabrera seconded, the motion carried unanimously.

OTHER

(206-22) **146 Westmoreland Avenue; LI-M Zoning District – Amendments to the Approved Site Plan and Special Permit.** Common Council Referral.

Casey Brenner, Attorney, appeared before the Board to request a one-year Site Plan Approval extension for the proposed mix-use development at 146 Westmoreland Avenue.

The mixed-use development is proposed in the LI-M Zoning District. There has been a recent change in ownership, but no changes to the project are proposed. The project received extensions from the Zoning Board of Appeals on the required variances. The applicant is in the process of filing permits with the Department of Building and construction activities may begin as early as April 2022.

The Board had no additional comments.

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

(207-22) **1111 Westchester Avenue; C-O Zoning District – One Year Extension of the Site Plan Amendment Approval to allow the construction of a three (3) story parking garage.** Common Council Referral.

Seth Mandelbaum, Attorney, appeared before the Board to request a one-year Site Plan Amendment Approval extension for the proposed garage at 1111 Westchester Avenue. The Site Plan Amendment was originally approved in February 2018.

The owners are currently marketing the property and feel that the approved garage addition adds value to the property.

Ms. Oliva asked about solar on the site. The solar installed will be primarily for on-site use.

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. Cabrera seconded; the motion carried unanimously. The Board's letter to the Council is attached hereto.

Ms. Russell made a motion to close the meeting; Mr. Gruenfeld seconded, the motion carried unanimously. The meeting adjourned around 8:45 pm.

ADJOURNED TO MARCH 15, 2022

(213-21) **66 Liberty Place**; R2-4 Zoning District – **Site Plan Application for a Single Family House**. Environmentally Sensitive Site.

(257-21) **Kensico Apartments** – 60 South Kensico Avenue – **Site Plan Application for a Three Story, 12-Unit Apartment Building**.



PLANNING BOARD

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

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EILEEN J. McCLAIN
SECRETARY

February 17, 2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: WESTMORELAND LOFTS, LLC – 146 (136, 146, 158) WESTMORELAND AVENUE - SITE PLAN EXTENSION AND SPECIAL PERMIT EXTENSION FOR A MIXED-USE RESIDENTIAL/RETAIL BUILDING

At its February 15, 2022 meeting, the Planning Board considered the request for a one year extension of the site plan and special permit approval for the development of a five-story mixed-use building, which would include retail space on the ground floor, sixty-two residential rental units on floors 2-5, rooftop amenities for the tenants, and 97 gated parking spaces with access off of Westmoreland Avenue.

No changes are proposed to the approved plan and no zoning changes have been made to the surrounding area. Therefore, 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 approval of the one year extension of the site plan and special permit approval: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, S. Russell, and J. Kirkpatrick (6); Opposed: None (0). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board



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February 17, 2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: WESTPARK ASSOCIATES NY LLC – 1111 WESTCHESTER AVENUE - SITE
PLAN EXTENSION TO CONSTRUCT A PARKING GARAGE

At its February 15, 2022 meeting, the Planning Board considered the application by Westpark Associates NY LLC, requesting a one year extension of the site plan amendment approval, which was granted by the Common Council on February 5, 2018 and extended on June 3, 2019, March 2, 2020, and March 1, 2021. The site plan amendment allows the construction of a three-story garage with solar panels on the roof, certain pavement reconfiguration, and installation of security booths.

No changes are proposed to the approved plan and no zoning changes have been made to the surrounding area. Therefore, 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 approval of the one year extension of the site plan and special permit approval: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, S. Russell, and J. Kirkpatrick (6); Opposed: None (0). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board