

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF February 19, 2019**

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

MEMBERS ABSENT: John Durante

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

ADOPTION OF MINUTES

Minutes of the January 15, 2019 meeting were adopted.

SCHEDULE PUBLIC HEARINGS

None

PUBLIC HEARINGS

(101-16) **283 Soundview Avenue**; R1-30 Zoning District – **Final Subdivision Application**.
Applicants: Bobby and Tamar Ben-Simon

Noelle Wolfson, Attorney, appeared before the board to present the final subdivision application for the four lot subdivision at 283 Soundview Avenue.

A preliminary approval was granted in 2017. A few minor revisions were made; the road will now be designated as a public road, landscaping has been added and the driveways have been reconfigured to eliminate a circular turnaround in each driveway.

Ms. Oliva asked why Lot #1, the lot with the existing house, was left out of the stormwater management agreement. The runoff from the existing structure is already being captured by existing infrastructure, the stormwater management agreement was designed to capture the runoff from the new impervious surface created by this project.

The lots established through this subdivision may be built on as of right, however, building permits will not be issued until after the street has been constructed.

Barbara Holland and Mary Reinthaler, the immediate neighbors of 283 Soundview Avenue, appeared before the board to report that the existing home at 283 Soundview is in poor condition, neither the home nor the lawn are being maintained.

Although it is not under the purview of this application, the Planning Board has asked that the Building Department visit the property and issue violations, if necessary.

Ms. Russell made a motion to close the hearing, Mr. Oliva seconded; Ms. Russell made a motion to approve the approval resolution, Ms. Oliva seconded; Ms. Russell made a motion to approve the final subdivision, Ms. Cabrera seconded, all motions carried unanimously.

OTHER

(100-18) 120 Bloomingdale Road; B-1 Zoning District – Two Lot Subdivision.

Bill Null, Attorney, appeared before the Board to present the slightly modified two lot subdivision at 120 Bloomingdale Road. There is an existing office building located on the property where the residential development and associated parking garage are proposed. The garage will be used by both the office and residential buildings, but will be owned by the office building. The reconfiguration of the subdivision will allow for the garage to be located on the same parcel as the office building. Similarly, the parkland accessible through Hale Avenue, which will be owned and maintained by the owners of the residential building will now be located on the same parcel as the residential building.

The project is fully compliant with the Zoning Ordinance.

A public hearing on the revised subdivision lines has been scheduled for the March 19th meeting of the board.

(201-19) Petition to Amend the Zoning Ordinance to establish a new Special Permit Uses in the R2-2.5 District Applicant: 37 DeKalb Owner, LLC. Common Council referral.

Bill Null, Attorney, appeared before the Board to present the proposed amendment to the Zoning Ordinance to establish a new Special Permit Use in the R2-2.5 District. The proposed special permit would allow, on sites of a certain size, adaptive reuse of structures that are existing non-conforming in regard to use and dimensions for multi-family residential development.

37 DeKalb was at one time home to a 65-bed nursing home. Under current zoning the property cannot be redeveloped. The structure has remained vacant for many years and is an eyesore to the Carhart neighborhood.

There are other multi-family buildings located near the property within the two family district. Following approval of the Zoning Amendment the applicant intends to reuse the structure to accommodate 21 rental units. The applicant proposed one parking space per unit.

Ms. Oliva feels that conversion to multi-family residential would be a good use of the property.

Ms. Russell asked what the target demographic for the building is and what types of units would be provided. There is no target market identified, the mix of units would include studios, 1- and 2-bedrooms.

Ms. Gruenfeld asked what other sites in the R2-2.5 district would be impacted by the proposed special permit. There are three other building throughout the City that may be impacted. It is important to note that this permit can only be applied to buildings that are existing non-conforming and will not initiate any greenfield multi-family development.

Ms. Oliva presented a potential issue with the zoning text in regard to the parking requirement, specifically that parking will be provided "no less than existing". The text also says that there will be no less than one space per dwelling unit provided, that the parking provided will be at the discretion of the Deputy Commissioner of Parking and Traffic and that the Common Council will have the final authority to grant the special permit.

Mr. Gruenfeld made a motion to establish the zoning text amendment as appropriate to form, the Board recommends scheduling the public hearing on the proposed zoning amendment, and that the Board has no objection to approval as amended, Ms. Cabrera seconded, and the motion carried unanimously.

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

(202-19) **Petition to Amend the Zoning Map to overlay the Planned Campus Development District (PCD) to be known as The Flats at 1133 Westchester Avenue** Applicant: N.P. RPW Westchester JV LLC. Common Council referral.

Michael Zarin, Attorney, and members of the project team appeared before the Board to present the "live work" project proposed at 1133 Westchester Avenue. The applicant is requesting that the Planned Campus Development (PCD) District be overlaid for the purpose of developing three residential buildings at the eastern most portion of the site.

The project site totals 70 acres, it is proposed that 20 acres be subdivided to accommodate the residential development. The development will have a total of 303 units with an affordable component, the units will be broken into three 5-story buildings. 476 parking spaces have been designated for residential use. Site improvements will be made such as landscaping, enhancing the trail leading from existing office building to the bus stop located on Westchester Avenue, stormwater management improvements and enhancing a 12,000 s/f publicly accessible passive recreation area.

The site has been designated as environmentally sensitive, there are wetlands located at the easternmost portion of the property. The proposed development will disturb approximately 800 s/f of wetlands.

Ms. Russell and Ms. Cabrera expressed concern over the ability for fire trucks and school busses to access the site. There is two-way circulation throughout the site for trucks to easily access all buildings. Additionally, the project will be reviewed by the Traffic Commission.

Ms. Oliva felt that the spirit of the Planned Campus Development District was being upheld by the proposed project, and asked if the neighbors have been met with. Yes, there is ongoing communication with neighbors, and site plans and the environmental assessment is available on the City's website for review by the public. The visual impact on the existing residential neighborhood will be limited, due to the site's grade change the new development will be screened by the existing office building.

Ms. Oliva also asked if the trail and park area will be accessible to the public. Yes, and there will parking made available.

Ms. Cabrera asked if there will be a gate house located at the entrance. No, it will be a free flowing campus with landscaping and grade change delineating the different parking areas.

Ms. Russell made a motion recommending approval of the proposed zoning map and site plan amendments, Ms. Cabrera seconded, and the motion carried unanimously.

Ms. Russell made a motion to close the meeting; Ms. Cabrera seconded, and the motion carried unanimously. The meeting adjourned just before 8:30 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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February 20, 2019

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: PETITION TO AMEND THE ZONING ORDINANCE TO ESTABLISH
MULTI-FAMILY AS A SPECIAL PERMIT USE IN THE R2-2.5 DISTRICT

At its February 19, 2019 meeting, the Planning Board considered the petition submitted by 37 DeKalb Owner, LLC to amend the Zoning Ordinance to establish multi-family use as a special permit use in the R2-2.5 zoning district for existing buildings that are non-conforming with respect to use and dimensions.

The Planning Board finds the proposed text amendment appropriate as to form, and recommends that the Common Council schedule the public hearing on the amendment.

The Planning Board supports the adaptive re-use of existing buildings, and finds that the proposed amendment is limited in its applicability to other properties. The Board looks forward to reviewing the site plan when it is referred by the Common Council.

Planning Board members voting in favor of a motion to send a letter to the Common Council stating its finding that the proposed amendment is appropriate as to form, recommending the scheduling of a public hearing on the proposed amendment, and recommending approval of the proposed amendment: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, and S. Russell (5); Opposed: None (0); Absent: J. Durante (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS
John Ioris, Chairman
White Plains Planning Board