

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF FEBRUARY 21, 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
Doreen Rich, Senior Assistant Corporation Counsel

NEXT MEETING OF THE BOARD – The March 21, 2023 meeting was announced.

ADOPTION OF DECEMBER 21, 2022 and JANUARY 17, 2023 MEETING MINUTES – Adopted.

SCHEDULE PUBLIC HEARINGS - None

PUBLIC HEARINGS

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

Ms. Russell made a motion to open the public hearing; Mr. Kirkpatrick seconded the motion, and it carried unanimously.

Michael Mastrogiacomo, P.E., presented the plan and described how to back out of the garage to face forward onto the street.

No public comments were made.

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; and approve the proposed site plan. Ms. Oliva seconded the motion and it carried unanimously.

(260-22) **T-Mobile Northeast LLC** – 41 Barker Avenue; RM-0.4 Zoning District – **Special Permit for a New Public Utility Antenna Facility**.

Mr. Kirkpatrick made a motion to open the public hearing; Ms. Russell seconded the motion, and it carried unanimously.

Angela Poccia, attorney, described the proposed installation, noting that there are no other antennas on the building. She said that there is a gap in coverage in the surrounding area because existing installations are overloaded due to usage, which is expected to become more strained as new residential developments become occupied. The applicant is working to create a stealthing that the Design Review Board can support.

Ms. Oliva asked whether the buildings under construction and approved for the surrounding area will render the installation ineffective. Ms. Poccia responded that the installation is intended to address capacity more than coverage, so it would remain effective.

Frances Pechulty, Radio Frequency expert representing the applicant, said that 41 Barker Avenue is neither the tallest nor shortest building in the area, and that it is the mid-point between three existing installations that need off-loading because when the antennas reach 70% of capacity there is a degradation in service, which is the situation in the project area. She said that T-Mobile monitors the area and forecasts future need. Ms. Oliva noted that the installation(s) on the former White Plains Mall were decommissioned with demolition.

John Condon, 55 North Broadway, said that the installations interfere with computer systems and may have health effects. He suggested installing on top of the Ritz Carlton.

Marie Graham, 20 North Broadway, asked how long this installation will be effective.

___ 154 Church Street, opposes installation in a residential area for health reasons. The WHO states that radio frequency emissions may cause cancer. Older people are in their homes all day and night, having constant exposure to the RF emissions. The FCC standard is not proven to not cause cancer. Safety is more important than profit for the cell phone companies. T-Mobile should find an alternative or let another carrier have the customers. The elderly tenants of the building and surroundings are vulnerable, and the site may have been selected because they would not come out to speak at the public hearing to oppose the project.

Benett Hayworth, 42 Barker Avenue, the public notice is sent to owners; not renters, which explains the renters are not in attendance. Health concerns surrounding cell towers affect property values whether those concerns are real or only perceived. The site is near a school and a nursing home.

Ms. Pechulty said that other locations were considered, and the applicant will prepare a formal response to how the site was selected.

Ms. Russell made a motion to adjourn the public hearing to March 15, 2023; Mr. Kirkpatrick seconded the motion, and it carried unanimously.

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

Ms. Russell made a motion to open the public hearing; Mr. Kirkpatrick seconded the motion, and it carried unanimously.

Hailey Simpson, representing the applicant, stated that the Cobblefield Homeowners Association provided a letter stating no objection to the encroachment into their property for the proposed work.

No public comments were made.

Ms. Oliva 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, as amended to include the Conservation Board comments related to wetland plantings;

and approve the proposed project. Ms. Morris seconded the motion, and it carried unanimously.

- (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.

Christine Broda, R.A., described the plan changes and presented a video showing them. An updated hydrology report reflecting those changes was prepared. She described the construction process and said that access for construction would be through the property at 145 Saxon Woods Road, which is also owned by the applicants. The Scarsdale Planning Board asked her to study upstream and downstream properties. She noted that dirt and detritus from Amodio's Nursery flows into the river and that it is evident when they are washing their trucks. She noted that City stormwater pipes outflow to the river, rendering the rear yards of houses along the river unusable, and she recommended that the City implement some mitigation to prevent erosion of riverfront houses.

Ms. Oliva asked what time of year is best to undertake the work, and what is the expected duration of construction. Ms. Broda said that Spring is the best time to do the work, and the major work will take one to two weeks, and 4 to 6 weeks for the total project. The timeline depends on good weather, because a heavy storm prediction would require disassembly of the construction equipment.

Ms. Russell asked about County and Army Corp of Engineer input. Ms. Broda responded that the Army Corp and NYSDEC have claimed no jurisdiction over approval, but the County is involved because there is a County easement on the property.

Ms. Broda noted that the issue of the front yard parking space has come up in discussions, but that a Certificate of Compliance was issued by the Building Department for the space.

Ms. McClain said that the revised plans have been referred to staff for review and comment.

Ms. Oliva made a motion to adjourn the public hearing; Mr. Kirkpatrick seconded the motion and it carried unanimously.

- (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.

See notes above.

OTHER

- (205-23) **Westmoreland Lofts – 146 Westmoreland Avenue; LI-M zoning district – One-Year Extension of Site Plan and Special Permit Approval.** Common Council referral.

Kory Salomone, attorney representing the applicant, said that the property has recently been sold, but there are no changes proposed to the approved plan. He noted that there has been a 30% - 49% increase in construction costs.

Ms. Russell made a motion to send a letter to the Common Council stating no objection to a one-year extension of the site plan and special permit approvals. Ms. Cabrera seconded the motion, and it carried unanimously.

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

(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.

The Board considered a resolution declaring the Planning Board to be Lead Agency for the environmental review of the proposed subdivision, and making a Positive Declaration that a DEIS must be prepared, and directing the preparation of a Draft Scoping Outline for the DEIS.

Ms. Russell made a motion to adopt the resolution; Ms. Cabrera seconded the motion, and it carried unanimously.

The meeting adjourned was adjourned.



PLANNING BOARD

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February 21, 2023

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 21, 2023 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. Morris, L. Oliva, S. Russell, and J. Kirkpatrick (6); Opposed: None (0). Absent: V. Yadhati (1).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board