

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF MARCH 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: Eileen McClain, Planning Board Secretary
Katie Crawford, Planning Department
Christopher Gomez, Commissioner of Planning
Arthur Gutekunst, Senior Assistant Corporation Counsel
Luis Saiz, Building Department

NEXT MEETING OF THE BOARD

The Planning Board's April 19, 2022 meeting was announced.

ADOPTION OF JANUARY 18, 2022 and FEBRUARY 15, 2022 MEETING MINUTES

The minutes of both meetings were adopted.

SCHEDULE PUBLIC HEARINGS

(212-22) **27 Garretson Road**; R1-5 Zoning District – **Site Plan Amendment for a house addition and deck**. Environmentally Sensitive Site.

Eric James, Architect, appeared before the Board to present the Site Plan Amendment for a two-story home addition and new rear deck. The property is considered environmentally sensitive due to the presence of a seasonal watercourse running along the back. The applicant was granted a variance for the side yard. The deck is located 20' from the seasonal watercourse.

The applicant intends to channel stormwater to the front of the property. The Department of Public Works had no comments on the matter.

Mr. Gruenfeld asked if the building footprint would change. Yes, the footprint of the building will increase but the total impervious surface area will remain the same.

Ms. Oliva asked if the seasonal watercourse overflows during rain events. The applicant could not provide comments at this time and will have more information at the hearing.

Ms. Cabrera is okay with the project since the addition does not encroach on the watercourse.

Ms. Cabrera made a motion to schedule a public hearing for the Board's April meeting, Mr. Gruenfeld seconded and the motion passed unanimously.

PUBLIC HEARINGS

No public hearings.

OTHER

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

Peter Gaito Jr. Architect, appeared before the Board to present the Site Plan Application for a 3-story, 12-unit apartment building located at 60 S Kensico Avenue. The development is proposed on an existing surface parking lot in a multi-family residential zoning district. The applicant plans to lower the grade along S Kensico to allow cars to travel in and out of the parking area. The building is setback 25' from the roadway.

Mr. Kirkpatrick asked what materials will be used on the exterior. A composite material that mimics the vinyl and stucco on neighboring properties.

Ms. Russell asked what the unit mix will be. Studios and one bedrooms, there is a parking space for each unit proposed.

Mr. Gruenfeld asked if the proposed screening will block headlights from shining into the lower floor apartment windows. Yes, hedges will block the headlights.

Ms. Oliva expressed concern over construction activities taking place so close to other residences. The applicant will be required to follow a robust construction management plan.

Ms. Cabrera feels that the project is a major improvement over existing conditions.

The Board is awaiting further staff comments. No action was taken at this time.

(208-22) **40 Chatterton Parkway – One Year Extension of the Site Plan Approval for a Six-Unit Building.** Environmentally Sensitive Site.

Tina Lynch, owner and contractor, appeared before the Board to request a one year extension for the approved Site Plan at 40 Chatterton Parkway. No changes are proposed.

The Department of Public Works is reviewing construction drawings and the applicant intends to file for building permits within the next few months. The applicant requested an extension because substantial construction has not been completed.

Ms. Cabrera, Mr. Gruenfeld, and Ms. Russell would like to see the project built.

Ms. Oliva made a motion to approve the one year extension for the approved site plan, Ms. Cabrera seconded and the motion carried unanimously.

- (209-22) **Mount Hope AME Zion Church – 65 Lake Street; B-3 Zoning District – One-year extension of site plan and special permit for construction of a building addition of 56 apartments.** – Environmentally Sensitive Site. Common Council referral.

Annie Kline, Attorney appeared before the Board to request a one year extension for the approved Site Plan at 65 Lake Street. No changes are proposed to the approved plan. The applicant is securing financing and is expected to begin construction activities by July 2022.

Mr. Gruenfeld abstained from the vote due to an existing professional relationship.

The Board had no further comments.

Ms. Cabrera made a motion to send a letter to the Common Council stating no objection to extending site plan approval, Ms. Oliva seconded, the motion carried. Mr. Gruenfeld abstained.

- (210-22) **Sprint / T-Mobile – 70 Ferris Avenue; RM-0.4 Zoning District – Amendment to the Special Use Permit to Upgrade an Existing Facility.**

David Kenny, Attorney, appeared before the Board to present the Sprint/T-Mobile eligible facility application at 70 Ferris Avenue to amend the Special Use Permit to upgrade the existing facility.

There are currently six antennas and the applicant proposes three more for nine antennas total. The applicant is awaiting comments from the Department of Public Works, the applicant plans to comply with their comments.

Chairman Ioris asked what color the antenna will be. They will be an off-white/greyish color to blend in with the sky.

Ms. Russell asked when the existing installation was approved. In 2013. They need to be upgraded every 2-3 years to adapt to changes in technology.

Mr. Gruenfeld made a motion to approve the Special Permit, Ms. Russell seconded, the motion passed. Ms. Oliva abstained.

- (211-22) **Sprint / T-Mobile – 333 West Post Road; RM-1.5T Zoning District – Amendment to the Special Use Permit to Upgrade an Existing Facility.**

David Kenny, attorney, appeared before the Board to present the Sprint/T-Mobile eligible facility application at 333 West Post Road to amend the Special Use Permit to upgrade the existing facility.

There are currently six antennas on the roof, and the applicant proposes adding three more, for nine antenna total antennas. The existing antennas will be relocated to the back of the building away from W Post Road to enhance service in a new direction.

Ms. Oliva would like to minimize the visibility of the facility from the neighborhood.

Could the antennas match the building color to be less visible when the trees are dormant? Unsure if a color other than the current color is something that the applicant can agree to.

Mr. Gruenfeld made a motion to approve the Special Permit, Ms. Russell seconded, the motion passed. Ms. Oliva abstained.

Ms. Oliva made a motion to close the meeting; Ms. Russell seconded, the motion carried unanimously. The meeting adjourned at 8 PM.

ADJOURNED TO APRIL 19, 2022

- (213-21) **66 Liberty Place**; R2-4 Zoning District – **Site Plan Application for a Single Family House**. Environmentally Sensitive Site.
- (202-22) **369 Rosedale Avenue**; R1-12.5 Zoning District – **Site Plan Amendment for a House Addition and Deck**. 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.