

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF MARCH 16, 2021**

MEMBERS PRESENT: John Ioris, Leonard Gruenfeld, Richard Payne, Sarina Russell, and Lynn Oliva

MEMBERS ABSENT: Anna Cabrera

CB REPRESENTATIVE: None

COMMON COUNCIL: None

STAFF MEMBERS: Christopher Gomez, Planning Commissioner
Arthur Gutekunst, Senior Assistant Corporation Counsel
Judith Mezey, Deputy Planning Commissioner
Eileen McClain, Secretary
Luis Saiz, Building Department
Katie Crawford, Planning Department

NEXT MEETING OF THE BOARD

The Planning Board's April 20, 2021 meeting was announced. This meeting will be held at 7:00 pm.

SCHEDULE PUBLIC HEARINGS

(208-21) **170 North Kensico Avenue – Site Plan Application for a Single Family House.**
Environmentally Sensitive Site.

Joao Cabeca, Owner, appeared before the Board to present the site plan application for a single family home proposed at 170 North Kensico Avenue. The property is considered environmentally sensitive due to the presence of steep slopes at the front and rear of the property. The Planning Board had approved a site plan in 2008 for a house that was never built. The proposed site plan is different from the previously approved plan.

Mr. Gruenfeld pointed out that the proposed house is located closer to the street than neighboring homes. The applicant stated that the site plan is fully zoning compliant and that the proposed placement suits the site's topography.

Mr. Gruenfeld made a motion to schedule a Public Hearing for the April meeting of the Board, Ms. Russell seconded; the motion carried unanimously.

(209-21) **43 Chadwick Road – Site Plan Amendment to construct a screened-in porch at the rear of the house.** Environmentally Sensitive Site.

Patrick Lee, Owner, appeared before the Board to present the site plan application for a site plan amendment proposed at 43 Chadwick Road. The property is considered

environmentally sensitive due to the presence of steep slopes on the site. The applicant intends to build a screened-in porch, replacing an existing deck at the back of the property. The porch requires four additional footings.

On March 3, 2021, the Zoning Board of Appeals approved a rear yard variance to accommodate the porch. This project does not meet the disturbance threshold for a referral to DPW.

Mr. Gruenfeld made a motion to schedule a Public Hearing for the April meeting of the Board, Ms. Russell seconded; the motion carried unanimously

PUBLIC HEARINGS

(203-21) 166 Hillair Circle; R1-20 Zoning District – Site Plan Amendment for an In-ground Swimming Pool. Environmentally Sensitive Site.

John DeFeo, Michael Stein and Barry Berger appeared before the Board to present the Site Plan Amendment to accommodate a new in-ground pool located at 166 Hillair Circle. The property is considered environmentally sensitive due to the close proximity of the Mamaroneck River. The Planning Board received comments from the City's Department of Public Works and Building Department.

Mr. Payne noted that he had no issue with the project as long as the City's comments were reflected in the environmental findings.

Ms. Oliva seconded Mr. Payne's comments and asked if they had been provided to the applicant. Yes, they had.

No members of the public wished to speak at this time.

Mr. Payne made a motion to close the public hearing, Ms. Russell seconded; Mr. Gruenfeld made a motion to declare the Planning Board Lead Agency for this Type I Action, Ms. Russell seconded; Mr. Payne made a motion to accept the Environmental Findings with conditions, Ms. Russell seconded; Mr. Gruenfeld made a motion to approve the project, Ms. Oliva seconded; all motions carried unanimously.

(206-21) 40 Chatterton Parkway; RM-2.5 Zoning District –Site Plan Application for a 6 Unit Building– Environmentally Sensitive Site.

Peter Rossi and Michael Stein, P.E., appeared before the Board to present the Site Plan Application for the 6-unit building at 40 Chatterton Parkway. The application remains unchanged from the prior 2019 approval that has since lapsed. The property is currently under contract to new developers that have adequate financing in place.

Mr. Russell stated that she had no objection to the approval since no changes have been made to the plans since prior approval.

Mr. Gruenfeld asked if the new developer would be ready to break ground. Yes, they have their financing in place.

Mr. Payne noted that members of the public had concern regarding "entitlement flipping". Planning Commissioner Gomez stated that this term means that a project has the necessary approvals in place to move forward.

Patricia Cantu, 18 Lester Place, was unable to make her public comment due to technical difficulties, but was able to communicate her recommendations after approval of the project. Her concerns relate to the visual impact of the townhouses. She requests that the shutters not be black, and that additional trees be provided along the Chatterton Parkway frontage to screen views into the site.

Mr. Gruenfeld made a motion to close the public hearing, Mr. Payne seconded; Ms. Oliva made a motion to declare the Planning Board Lead Agency for this Type I Action, Ms. Russell seconded; Mr. Gruenfeld made a motion to accept the Environmental Findings, Mr. Payne seconded; Ms. Russell made a motion to approve the project, Mr. Gruenfeld seconded; all motions carried unanimously.

OTHER

- (207-21) **108 North Kensico; RM-1.5T – One Year Extension of the Site Plan Approval for a 16-unit multi-family development.** Environmentally Sensitive Site.

Chairman Ioris stated that the 16-unit, multi-family development at 108 North Kensico has requested a one-year site plan extension. The site is considered environmentally sensitive. No changes have been made since prior approval.

The Board had no additional comments.

Ms. Oliva made a motion to extend site plan approval for another year, Ms. Russell seconded, the motion carried unanimously.

- (210-21) **The Gateway II Site - 85 North Lexington Avenue – Site Plan Application** for development of a new, 560,000 s/f, mixed use building with 500 apartments, 19,000 s/f of grade level retail space, and a 563 parking space garage below the building. Common Council referral.

Neil Alexander, Attorney, appeared before the Board to present the Site Plan Application for 85 North Lexington Avenue. As proposed, the project includes 500 rental units, 15 affordable housing units, a contribution to the City's Affordable Housing Fund, 19,000 s/f at-grade retail space along Hamilton Avenue, 563 below-grade parking spaces and significant landscaping. The site is located in the CB-4 District, is in the Central Parking Area and is currently home to a surface parking lot. The applicant appeared before the Design Review Board on March 8.

Mr. Payne asked how the building design will mitigate the wind tunnel effect along Main Street and Hamilton Avenue. The applicant contracted with a wind engineer and the new building will not contribute significantly to wind conditions.

Ms. Oliva stated that the architecture was appealing and asked what kinds of green building practices the applicant intends to include. The applicant would like to achieve LEED Silver, but has not determined exactly what green features would be included. Ms. Oliva also expressed concern over increase in traffic in that area. The applicant

prepared a traffic study with help from the City; the applicant also intends to utilize existing curb cuts.

Mr. Gruenfeld thought the project would be good to bring more residents downtown and made a suggestion to consider additional street parking to support the retail tenant.

Ms. Russell expressed concern over the number of units to be built in close proximity to one another and the impacts that may have on infrastructure capacity and traffic. Ms. Russell asked if there would be an affordable housing component to the project. Yes, the applicant will choose to set aside 8% of units as affordable, choosing to "buy-out" of 25 units and providing an additional 15 affordable housing units on-site.

Chairman Ioris stated support for the project and felt that the site was ripe for development. The Chairman recommended further consideration for food delivery drop-off and if the building will allow pets, where residents will be able to walk their dogs.

The Chairman asked when the project would break ground, if approvals go smoothly, as soon as this fall, with an estimated development period of 24 - 30 months.

Mr. Payne made a motion to write a letter of Positive Recommendation to the Common Council, Ms. Oliva seconded, the motion passed unanimously.

(211-21) **Petition for a Zoning Map Amendment to Apply the Planned Campus Development Overlay District** to the properties located at 701-777 Westchester Avenue. Common Council referral.

Seth Mandelbaum, Attorney, appeared before the Board to present the Petition for a Zoning Map Amendment for the property at 701-777 Westchester Avenue. There are currently five underutilized office buildings on the property. The applicant is requesting the Planned Campus Development District be overlaid on the entire 701-777 Westchester Avenue property; a conceptual Master Plan was also submitted. The Master Plan indicates that the office building located at 701 Westchester Avenue be demolished and replaced with 360 multi-family residential rental units.

Ms. McClain provide background information on the Planned Campus Development (PCD) Overlay District, stating that the intent of the district was to make unoccupied or underutilized properties in the Campus Office (C-O) District viable for residential development.

There is a restrictive covenant on the property, which requires a 300' natural, wooded buffer area at the back of the property separating the development from the residences on Colonial Road and includes a height restriction. The applicant has stated that the Master Plan was developed with these restrictions in mind.

Ms. Russell feels that the district is appropriate to be overlaid on these properties if it allows for residential development. Ms. Russell asked who would maintain the buffer area; the property owner would maintain it.

Mr. Gruenfeld had no issues with the zoning and asked if improvements are expected to be made to the parking lots, if sidewalks would be added along Westchester Avenue and throughout the property and if the new building has a larger footprint than the existing office building. The applicant responded that many of those details would be

determined when a site plan is proposed. Yes, the multi-family building will be larger than the office building that it is replacing.

Ms. Oliva noted that the Master Plan identifies publically accessible open space and bike lanes but they are not denoted on the plans. The applicant intends to continue to refine those details prior to the public hearing in front of the Common Council.

Mr. Payne stated that the zoning overlay was well suited for the property.

Chairman Ioris echoed Mr. Payne's comments and stated that the project would be a good reuse.

Mr. Gruenfeld made a motion to write a letter of No Objection to the Common Council, Ms. Oliva seconded, the motion passed unanimously.

(212-21) **Proposed Zoning amendment to: (A) rezone properties fronting on Chester Ave, Maple Ave and Cromwell Place to BR-2; (B) remove Special "S" Zone designation from 6 and 8 Chester Ave, and 90 Maple Ave; (C) remove the Special Building Setback along the west side of Chester Ave; and (D) certain revisions to Dimensional Standards and Uses of the BR-2 District.**

Planning Commissioner Gomez presented the proposed zoning amendment to the Board. The amendment will: rezone six properties from O-R to the BR-2 District; remove the Special "S" Zone designation at three properties; remove the 20' Special Building Setback along Chester Avenue; and make certain revisions to the dimensional requirements and allowable uses in the BR-2 District.

<i>Property</i>	<i>Rezone to BR-2</i>	<i>Remove "S" Zone</i>	<i>Remove Special Setback</i>
6 Chester Ave	X	X	
8 Chester Ave	X	X	
10 Chester Ave	X		
80 Maple Ave	X		X
90 Maple Ave	X	X	X
7 Cromwell Pl*	X		X

*Minor district line adjustment to remove the split zoning districts

Commissioner Gomez stated that this rezoning would facilitate infill development and eliminate several existing dimensional non-conformities. The BR-2 is a medium-density, low-rise district intended to encourage the construction of additional "multi-family dwellings" serving a variety of income groups. Rezoning these properties will increase the potential for residential development and allow for more affordable housing development.

Additional permitted uses proposed for the BR-2 include:

- Consumer financial service establishments
- Office for group education, training or counseling in "buildings" containing no residential "uses"
- Libraries, museums or art galleries not operated for profit
- Businesses of professional offices

Ms. Oliva asked if the rezoning would allow for these buildings to be redeveloped instead of being preserved. Currently, 6, 8, and 10 Chester Avenue are in common ownership, the rezoning would allow for redevelopment on those properties but not on the entire block. The O-R District currently allows for 125' medical office structure on these sites. Ms. Oliva supports residential development in this area but expressed concern over the reduced setbacks of the BR-2 District.

Mr. Gruenfeld asked what the Granger House is; it is a locally designated landmark serving as a museum. Mr. Gruenfeld asked what the benefit of the rezoning would be. It would reduce existing dimensional non-conformities.

Ms. Russell asked if the rezoning would affect taxes for property owners. No, it would not. Ms. Russell felt that the rezoning would be appropriate if it improves conformity with the zoning code.

Ms. Russel made a motion to write a letter of No Objection to the Common Council, Mr. Gruenfeld seconded, the motion passed; four for, one opposed.

Ms. Oliva made a motion to close the meeting; Mr. Gruenfeld seconded, the motion carried unanimously. The meeting adjourned around 9:00 pm.



PLANNING BOARD

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JUDITH MEZEY
DEPUTY COMMISSIONER

EILEEN J. McCLAIN
SECRETARY

March 23, 2021

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: THE GATEWAY II SITE - 85 NORTH LEXINGTON AVENUE – SITE PLAN APPLICATION FOR DEVELOPMENT OF A NEW, 560,000 SQUARE FOOT, MIXED-USE BUILDING WITH 500 APARTMENTS, 19,000 SQUARE FEET OF GRADE LEVEL RETAIL SPACE, AND A 563 PARKING SPACE GARAGE BELOW THE BUILDING.

At its March 16, 2021 meeting, the Planning Board considered the application by Gateway I Group, Inc., requesting site plan approval for development of a new, 560,000 square foot, mixed-use building with 500 apartments, 19,000 square feet of grade level retail space, and a 563 parking space garage below the building.

The Planning Board has no objection to approval of the site plan as submitted.

Planning Board members voting in favor of the motion to send a letter to the Common Council stating no objection to approval of the site plan application: J. Ioris, L. Gruenfeld, L. Oliva, R. Payne, and S. Russell (5); Opposed: None (0); Absent: A. Cabrera (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



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DEPUTY COMMISSIONER

EILEEN J. McCLAIN
SECRETARY

March 23, 2021

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: PETITION FOR A ZONING MAP AMENDMENT TO APPLY THE PLANNED CAMPUS DEVELOPMENT OVERLAY DISTRICT TO THE PROPERTIES LOCATED AT 701-777 WESTCHESTER AVENUE

At its March 16, 2021 meeting, the Planning Board considered the petition submitted by McCullough, Goldberger, and Staudt on behalf of Petitioner, Senlac Ridge Partners, requesting a Zoning Map amendment to overlay the Planned Campus Development District on the property at 701-777 Westchester Avenue for the purpose of developing a multi-family residential building on the site in place of the existing office building at 701 Westchester Avenue.

The Planning Board finds that the petition is appropriate as to form, and recommends that the Common Council schedule a public hearing on the proposed amendment. Further, the Planning Board has no objection to the proposed amendment.

Planning Board members voting in favor of the motion to send a letter to the Common Council stating that the petition is appropriate as to form and recommending that the public hearing be scheduled on the proposed Zoning Map amendment, as well as stating no objection to the proposed amendment: J. Ioris, L. Gruenfeld, L. Oliva, R. Payne, and S. Russell (5); Opposed: None (0); Absent: A. Cabrera (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS
John Ioris, Chairman
White Plains Planning Board



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SECRETARY

March 23, 2021

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: PROPOSED ZONING AMENDMENT TO: (A) REZONE PROPERTIES FRONTING ON CHESTER AVE, MAPLE AVE AND CROMWELL PLACE TO BR-2; (B) REMOVE SPECIAL "S" ZONE DESIGNATION FROM 6 AND 8 CHESTER AVE, AND 90 MAPLE AVE; (C) REMOVE THE SPECIAL BUILDING SETBACK ALONG THE WEST SIDE OF CHESTER AVE; AND (D) CERTAIN REVISIONS TO DIMENSIONAL STANDARDS AND USES OF THE BR-2 DISTRICT.

At its March 16, 2021 meeting, the Planning Board considered the proposed Zoning Map and zoning text amendment to change the zoning of six lots from O-R (Office Residential) to BR-2 (Business Residential-2), and a portion of a lot in the B-3 (Intermediate Business) to BR-2. The purpose of the re-zoning is to incentivize appropriately scaled infill residential development and expand affordable housing opportunities in the downtown.

The Planning Board finds that the petition is appropriate as to form, and recommends that the Common Council schedule a public hearing on the proposed amendment. Further, the Planning Board has no objection to the proposed amendment.

Planning Board members voting in favor of the motion to send a letter to the Common Council stating that the petition is appropriate as to form and recommending that the public hearing be scheduled on the proposed Zoning Map and text amendment, as well as stating no objection to the proposed amendment: J. Ioris, L. Gruenfeld, R. Payne, and S. Russell (4); Opposed: L. Oliva (1); Absent: A. Cabrera (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board