

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF APRIL 18, 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
Arthur Gutekunst, Senior Assistant Corporation Counsel
Luis Saiz, R.A., Building Department

NEXT MEETING OF THE BOARD – May 16, 2023 - *Announced*

ADOPTION OF MARCH 21, 2023 MEETING MINUTES - *Adopted*

SCHEDULE PUBLIC HEARINGS

(211-23) **Dish Wireless** – 5 Barker Avenue (Residence Inn by Marriott); CB-4 (Core Business-4) – **Special Permit for a Public Utility Antenna Facility.**

Angela Poccia, attorney, presented the application, noting that the installation involves installation of 1 antenna at each of 3 sectors flush-mounted to the existing rooftop bulkhead, set back from the edge of the building, and painted to match. They should not be visible from the street level.

Ms. Oliva asked why co-location isn't proposed and what it will look like from nearby residential buildings. Photo-simulations are needed. Ms. Poccia said that she will provide that information.

The public hearing was scheduled for May 16, 2023.

PUBLIC HEARINGS

(100-23) **49 Rockledge Avenue**; R2-4 Zoning District – **Two Lot Subdivision and Site Plan**
(210-23) **Approval.** Environmentally Sensitive Site – Steep Slopes.

The public hearing was opened.

Kory Salomone, attorney, described the proposed subdivision and site plan.

Michael Thompson, engineer provided more detail on the proposal: The existing 2-family house will remain, and the new lot will be developed with a single family house. Frontage for the existing house will be on Dusenbury Place. The new house will use the existing curb cut, and a driveway will be built on Dusenbury Place for the existing house.

Mr. Kirkpatrick asked how many trucks will be needed to remove the 338 cubic yards of soil to be removed from the site and what route they would drive. Mr. Thompson explained that it would be for a very limited duration. The construction management plan will set the truck route.

No public comments were made, and the public hearing was adjourned.

- (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.

The public hearing was re-opened.

Christine Broda, R.A., said that the neighbor's concerns were addressed in the Scarsdale approval. The waterway is not changing course, and the retaining walls are proposed in virtually the same locations as the previous walls. The tree on the neighbor's property should not be affected by the project as it is 30 feet from the site and the rate of flow will be slowed.

Ms. Russell made a motion to close the public hearing; declare the Board the Lead Agency, adopt the Environmental Findings Resolution; and approve the proposed project. 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.

The public hearing was re-opened.

Christine Broda, R.A., described the additional information that has been requested by DPW. Ms. McClain explained that DPW will provide a memo for the next meeting.

The public hearing was adjourned.

OTHER

- (212-23) **Kensico Apartments – 60 South Kensico Avenue – One Year Extension of Site Plan Approval for a Three Story, 12-Unit Apartment Building.**

Rahul Soni, applicant said that there are no changes proposed to the approved plan.

Ms. Oliva made a motion to approve the extension; Ms. Russell seconded the motion, and it carried unanimously.

Mr. Soni said that the dens are now proposed to be enclosed. Building determines that the enclosure makes those dens bedrooms. Ms. McClain explained that three additional bedrooms requires one additional parking space, and if they can fit the parking on the site, a parking variance would be required.

- (213-23) **The Pavilion - 60 South Broadway – One Year Extension of Special Permit and Site Plan Approval for proposed multi-use development.** Common Council referral.

Maximillian Mahalek, attorney, requested the extension.

Mr. Kirkpatrick asked about the subdivision filing. The applicant intends to request an extension of the subdivision approval in June.

There were questions about when construction will start and about the new ownership of the building. The Board described the site as an eyesore.

Mr. Mahalek said that the owner is trying to secure financing.

Mr. Kirkpatrick made a motion to send a letter to the Common Council stating no objection to approval of the extension. Ms. Oliva seconded the motion and it carried unanimously.

(214-23) **AT&T Wireless** – 400 Hamilton Avenue; CB-3 (Core Business-3) Zoning District – **Eligible Facilities Request for Upgrades to an Existing Cellular Antenna Installation.**

Mr. Gutekunst said that the application was incomplete. Ms. Oliva said that without photo-simulations the Board cannot assess the visual impact, if any.

Marty McGee, representing the applicant, said that the changed antennas will not be perceivable from the 255' height, above the bell tower, that the replacement antennas comply with the requirements as an eligible facility, and that new equipment cabinets will be located in a 6th floor room, out of view.

Ms. Russell made a motion to approve the facility upgrade as an eligible facility, subject to the continued conditions of the original approval and subject to the Commission of Public Works' confirmation that the RF emissions associated with the installation will comply with the FCC regulations. Mr. Kirkpatrick seconded the motion, and it carried unanimously.

(215-23) **8 Chester Avenue** – BR-2 (Business Residential-2) Zoning District – **One Year Extension of the Site Plan Approval for a 74-unit Apartment Building.** Common Council referral.

Maximillian Mahalek, attorney, requested the extension, noting that no changes are proposed to the approved plan.

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

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

(216-23) **51 South Broadway** – (Former Frozen Ropes Site) – **One Year Extension of Site Plan Approval for 134-unit Apartment Building.** Common Council referral.

Maximillian Mahalek, attorney, requested the extension, noting that no changes are proposed to the approved plan. He said that the applicant has fulfilled a number of approval conditions, and they expect to start construction within 12 months.

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

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

- (217-23) **White Plains Hospital – Application for an Amendment to the Site Plan and Special Permit to allow construction of an Interim Parking Lot with Approximately 510 spaces on the Property Located Between Maple Avenue, Post Road, Former Brady Place, and South Lexington Avenue.** Common Council referral.

Maximillian Mahalek, attorney, described the project: the 510 parking space parking lot will enable demolition of the Davis Maple garage so that the site can be redeveloped for medical uses.

Andrew Tung, planner, described the lot, noting that there will be two entrances on Maple Avenue, and one on Post Road, 20' tall LED down lights. Personnel will be onsite 24-hours a day. The duration of the "interim" lot is not known at this time. The sidewalk on Rathbun will be replaced, and a chain link fence will surround the vacant lot between Brady, Rathbun, Post, and Maple. The hospital will provide private security.

Ms. Cabrera made a motion to send a letter to the Common Council stating no objection to the site plan approval; Ms. Morris seconded the motion, and it carried unanimously.

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

ADJOURNED

- (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.



PLANNING BOARD

MUNICIPAL BUILDING · 70 CHURCH STREET · WHITE PLAINS, NEW YORK 10601
(914) 422-1300 · FAX: (914) 422-1301

THOMAS M. ROACH
MAYOR

JOHN IORIS
CHAIRMAN

CHRISTOPHER N. GOMEZ, AICP
COMMISSIONER OF PLANNING

JUDITH MEZEY
DEPUTY COMMISSIONER

EILEEN J. McCLAIN, AICP
SECRETARY

April 19, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 8 CHESTER AVENUE – ONE-YEAR EXTENSION OF THE SITE PLAN
APPROVAL FOR A 74-UNIT APARTMENT BUILDING

At its April 18, 2023 meeting, the Planning Board reviewed the request by Chester WP II, LLC and the Keeler Markwood Group, LLC, for a one-year extension of the site plan approval originally granted by the Common Council on February 7, 2022, providing for development of a 74-unit multi-family building on property at 8 Chester Avenue (formerly 6, 8, and 10 Chester). The project includes 73 studio apartments and one two-bedroom unit for the building superintendent. Forty-one parking spaces will be provided at grade on the site, and nine of the apartments will be designated as affordable units.

The Planning Board has no objection to a one-year extension of the site plan approval.

Planning Board members voting in favor of the motion to send a letter to the Common Council recommending approval of the one-year extension of the site plan approval: J. Ioris, A. Cabrera, J. Kirkpatrick, L. Morris, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: V. Yadhati (1).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



PLANNING BOARD

MUNICIPAL BUILDING · 70 CHURCH STREET · WHITE PLAINS, NEW YORK 10601
(914) 422-1300 · FAX: (914) 422-1301

THOMAS M. ROACH
MAYOR

JOHN IORIS
CHAIRMAN

CHRISTOPHER N. GOMEZ, AICP
COMMISSIONER OF PLANNING

JUDITH MEZEY
DEPUTY COMMISSIONER

EILEEN J. McCLAIN, AICP
SECRETARY

April 19, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 51 SOUTH BROADWAY – ONE-YEAR EXTENSION OF THE SITE PLAN
APPROVAL FOR A 134-UNIT MULTI-FAMILY BUILDING

At its April 18, 2023 meeting, the Planning Board reviewed the request for a one-year extension of the site plan approval that was granted by the Common Council on March 7, 2022, providing for redevelopment of the former Frozen Ropes property at 51 South Broadway with a 134-unit multi-family building and associated parking.

The Planning Board supports the project and recommends approval of the one-year extension.

Planning Board members voting in favor of the motion to send a letter to the Common Council recommending approval of the one-year extension of the site plan approval: J. Ioris, A. Cabrera, J. Kirkpatrick, L. Morris, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: V. Yadhati (1).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



PLANNING BOARD

MUNICIPAL BUILDING · 70 CHURCH STREET · WHITE PLAINS, NEW YORK 10601
(914) 422-1300 · FAX: (914) 422-1301

THOMAS M. ROACH
MAYOR

JOHN IORIS
CHAIRMAN

CHRISTOPHER N. GOMEZ, AICP
COMMISSIONER OF PLANNING

JUDITH MEZEY
DEPUTY COMMISSIONER

EILEEN J. McCLAIN, AICP
SECRETARY

April 19, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 60 SOUTH BROADWAY – ONE-YEAR EXTENSION OF AMENDED SITE PLAN
APPROVAL

At its April 18, 2023 meeting, the Planning Board considered the request made by Quarterra f/k/a LMC/Lennar Multifamily Communities through its business affiliate Maple and Broadway Holdings, for a one-year extension of the amended site plan approval for the development of a mixed-use project with 814 dwelling units with amenities, and 29,014 square feet of retail space. No changes are proposed to the approved plan and no zoning changes have been made to the surrounding area.

The Planning Board has no objection to approval of the extension request.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to a one-year extension of the amended site plan approval: J. Ioris, A. Cabrera, L. Morris, J. Kirkpatrick, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: V. Yadhati (1).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board



PLANNING BOARD

MUNICIPAL BUILDING · 70 CHURCH STREET · WHITE PLAINS, NEW YORK 10601
(914) 422-1300 · FAX: (914) 422-1301

THOMAS M. ROACH
MAYOR

JOHN IORIS
CHAIRMAN

CHRISTOPHER N. GOMEZ, AICP
COMMISSIONER OF PLANNING

JUDITH MEZEY
DEPUTY COMMISSIONER

EILEEN J. McCLAIN, AICP
SECRETARY

April 19, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: WHITE PLAINS HOSPITAL – APPLICATION FOR AN AMENDMENT TO THE SITE PLAN AND SPECIAL PERMIT TO ALLOW CONSTRUCTION OF AN INTERIM PARKING LOT WITH APPROXIMATELY 510 SPACES ON THE PROPERTY LOCATED BETWEEN MAPLE AVENUE, POST ROAD, FORMER BRADY PLACE, AND SOUTH LEXINGTON AVENUE

At its April 18, 2023 meeting, the Planning Board reviewed the application by White Plains Hospital Center for an amendment to the Site Plan and Special Permit to allow construction of a 510-space parking lot on the property bound by Maple Avenue, Post Road, South Lexington Avenue, and the discontinued Brady Place. The remainder of the site, extending to Rathbun Avenue is proposed to have new fencing with privacy screening. Landscaping and lighting is proposed surrounding and within the site, with benches as well.

The Planning Board believes the proposal will be a vast improvement over existing conditions and recommends approval of the parking lot. The Board also suggests that, if fencing is used around the unimproved section at Rathbun Avenue, that the applicant consider artistic treatment of the fence screening.

Planning Board members voting in favor of the motion to send a letter to the Common Council recommending approval of the Site Plan and Special Permit amendment: J. Ioris, A. Cabrera, J. Kirkpatrick, L. Morris, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: V. Yadhati (1).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board