

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF APRIL 19, 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
Arthur Gutekunst, Senior Assistant Corporation Counsel
Luis Saiz, Building Department

NEXT MEETING OF THE BOARD

The Planning Board's May 17, 2022 meeting was announced.

ADOPTION OF MARCH 15, 2022 MEETING MINUTES

The minutes of the March 15, 2022 meeting was adopted.

SCHEDULE PUBLIC HEARINGS

(202-22) **369 Rosedale Avenue**; R1-12.5 Zoning District – **Site Plan Amendment for a House Addition and Deck**. Environmentally Sensitive Site.

The applicant's representative appeared before the Board to request a public hearing for the Site Plan Amendment for a House Addition and Deck. The site is considered environmentally sensitive. Engineering drawings have been submitted and will be referred out to the relevant departments. The addition will add 300 square feet of new impervious surface. Stormwater management methods are proposed.

Ms. Cabrera made a motion to schedule the Public Hearing for the May meeting of the Board, Ms. Oliva seconded, the motion carried unanimously.

(213-22) **31 Gedney Way**; R1-5 Zoning District – **Site Plan Application for a Single Family House**. Environmentally Sensitive Site.

The property owner appeared before the Board to request a public hearing for the Site Plan Application for the single family home at 31 Gedney Way. The site is considered environmentally sensitive due to the presence of steep slopes on the property. A similar site plan was approved in 2018; that approval has lapsed. The roof of the current plan is modified from the original approval.

Ms. Cabrera asked if the garage is sited away from the steep slopes. Yes, the site was designed to keep construction away from the slopes and to resolve potential flooding problems.

Mr. Gruenfeld asked if the stormwater management plan was the same as the original

approval. Yes, the water will be directed to the front of the property and drained to Gedney Way.

Ms. Russell is abstaining from the vote, due to a conflict of interest with work.

Mr. Gruenfeld made a motion to schedule the hearing for the May meeting of the Board, Ms. Cabrera seconded, the motion carried.

PUBLIC HEARINGS

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

Eric Jacobson, Architect, appeared before the Board to present the Site Plan Amendment for a 350 square foot, two-story home addition and new deck. The project has been designed to limit the amount of disturbance to the site. 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 was present for a percolation test, which received positive results.

No public comments were received.

The board has no additional comments.

Ms. Russell made a motion to close the public hearing, Ms. Cabrera seconded; Mr. Gruenfeld made a motion to declare the Planning Board as Lead Agency for this Type I Action, Ms. Cabrera seconded; Ms. Russell made a motion to accept the environmental finding resolution, Mr. Gruenfeld seconded; Mr. Gruenfeld made a motion to approve the project, Ms. Russell seconded, all motions carried unanimously.

OTHER

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

Peter Gaito Jr., R.A., presented the Site Plan Application for a 3-story, 12-unit apartment building located at 60 South 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 South Kensico to allow cars to travel in and out of the parking area. The building is set back 25' from the roadway. The project includes approximately 800 square feet of publicly accessible open space along the front of the property. One of the 12 units will be designated as affordable through the City's Affordable Rental Housing Program (ARHP) for households at 80% of the AMI.

New plans were submitted that reflect a change to the values used for the site's average grade.

Ms. Oliva clarified that the new drawings are unchanged other than the height. Correct, there are no building changes, just a new value for the average grade of the site.

Ms. Cabrera made a motion to declare the Planning Board as Lead Agency for this Unlisted Action, Mr. Gruenfeld seconded; Ms. Russell made a motion to accept the environmental finding resolution with verification from the Building Department that the project is zoning compliant with regard to the total number of stories, Ms. Cabrera seconded; Mr. Gruenfeld made a motion to approve the project, Ms. Russell seconded, all motions carried unanimously.

(214-22) **The Pavilion - 60 South Broadway – One Year Extension of Site Plan Approval for proposed multi-use development.** Common Council referral.

Neil Alexander, attorney, appeared before the Board to request a one-year extension of Amended Site Plan Approval for the proposed mixed-use development at 60 South Broadway, known as The Pavilion. The owner is in the process of completing construction on a different development in the City and requests that site plan approval be extended until March 2023.

Ms. Cabrera stated that she would like to see movement on the project.

Ms. Oliva made a motion to send a letter to the Common Council stating that the Board has no objection to granting the extension, Mr. Kirkpatrick seconded, the motion carried unanimously. The Board's letter to the Council is attached hereto.

(215-22) **Southern Land Company – 250 Mamaroneck Avenue (former YMCA property); BR-2 Zoning District - One Year Extension of Site Plan and Special Permit Approval.** Common Council referral.

Neil Alexander, Attorney, appeared before the Board to request a one-year extension of Site Plan and Special Permit Approval. The approvals were originally granted in April 2020, the site plan was amended in December 2021. The applicant is requesting an extension of both the site plan and special permit to align the timeline for the approvals.

Ms. Cabrera made a motion to send a letter to the Common Council stating that the Board has no objection to granting the extension, Ms. Russell seconded, the motion carried unanimously. The Board's letter to the Council is attached hereto.

(216-22) **T-Mobile – 90 Bryant Avenue; RM-0.35 Zoning District – Amendment to the Special Use Permit to Upgrade and Existing Facility.**

David Kenny, attorney, appeared before the Board to present the T-Mobile eligible facility application at 90 Bryant Avenue to amend the Special Use Permit to upgrade the existing facility.

There are currently six antennas, the applicant intends to replace these antennas with nine new antennas located on three areas of the building. The antennas will be mounted flush to the building and will be painted a brown color to match the building.

Ms. Cabrera is concerned that some of the antennas are proposed very close to residential windows, is that typical? Yes, it happens, the facility will have to meet emissions requirements in compliance with the FCC.

Mr. Gruenfeld would like to see the antennas located away from the building's architectural details. The locations were selected based on the best site for the system. Mr. Kenney will see if they can be shifted to avoid architectural details.

Mr. Kirkpatrick made a motion to approve the Special Permit amendment subject to the conditions of the original approval and confirmation from DPW that the proposed installation complies with RF emission regulations; Ms. Russell seconded, the motion passed 5 - 1.

(217-22) **Sprint Spectrum – 1 North Broadway CB-3 Zoning District – Amendment to the Special Use Permit to Upgrade and Existing Facility.**

David Kenny, attorney, appeared before the Board to present the Sprint Spectrum eligible facility application at 1 North Broadway to amend the Special Use Permit to upgrade the existing facility.

There are currently 12 antennas, the applicant intends to replace these antennas with nine new antennas located on three areas of the building.

Ms. Cabrera made a motion to approve the Special Permit subject to the conditions from the original approval and confirmation from DPW, Ms. Russell seconded, the motion passed 5 - 1.

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.

(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.



PLANNING BOARD

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EILEEN J. McCLAIN, AICP
SECRETARY

April 20, 2022

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 19, 2022 meeting, the Planning Board considered the request made by LMC/Lennar Multifamily Communities through its business affiliate, Maple and Broadway Holdings, LLC, 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 the one year extension of the amended site plan approval: J. Ioris, A. Cabrera, L. Gruenfeld, J. Kirkpatrick, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: None (0). There is one vacancy on the Board.

Respectfully submitted,
JOHN IORIS
John Ioris, Chairman
White Plains Planning Board



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April 20, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 250 MAMARONECK AVENUE – ONE YEAR EXTENSION OF THE SPECIAL PERMIT AND SITE PLAN APPROVALS FOR A MIXED-USE BUILDING WITH 177 APARTMENTS AND 1,900 SQUARE FEET OF GROUND LEVEL RETAIL

At its April 19, 2022 meeting, the Planning Board considered the request made by Southern Land Company, LLC, for a one year extension of the amended site plan and special permit approvals for a mixed-use building with 177 apartments, and 1,876 square feet of ground level retail for the property at 250 Mamaroneck Avenue.

The Planning Board has no objection approval of the extension as requested.

Planning Board members voting in favor of sending a letter to the Common Council recommending approval of the one year extension: J. Ioris, A. Cabrera, L. Gruenfeld, J. Kirkpatrick, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: None (0). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board