

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF MAY 16, 2023**

MEMBERS PRESENT: John Ioris, John Kirkpatrick, Lauren Morris, and Lynn Oliva

MEMBERS ABSENT: Anna Cabrera, Sarina Russell, and 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 – June 20, 2023 meeting announced.

ADOPTION OF MARCH 21, 2023 MEETING MINUTES - Adopted

SCHEDULE PUBLIC HEARINGS

(223-23) **56 Primrose Street** – Site Plan Application for a New Driveway. Environmentally Sensitive Site.

Michael Stein, P.E., described the proposed driveway, noting that there is a storm drain in the at the curb where the driveway is proposed. The retaining wall will be lower than 3.5 feet, and a number of trees in the side yard.

The public hearing was scheduled for June 20, 2023.

PUBLIC HEARINGS - None

OTHER

(221-23) **108 North Kensico Avenue – Amendment to the site plan approval resolution to allow payment of a fee in lieu of lining 5 sanitary sewer manholes and 300 linear feet of existing sewer mains located in the vicinity of the project site.**

Ms. McClain explained that the project approval resolution requires the property owner to extend 300 linear feet of sewer main in the street, but that the owner prefers to pay a fee in lieu of doing that work. DPW has no objection to payment of the fee. Therefore, the project approval resolution condition requiring extension of the sewer line must be changed to offer the option of a fee.

Ms. Oliva made a motion to amend the project approval resolution to allow payment of a fee in lieu of extending the sewer line; Mr. Kirkpatrick seconded the motion, and it carried unanimously.

(222-23) **Dish Wireless** – 44 South Broadway; CB-4 (Core Business-4) – **Eligible Facilities Request for a New Cellular Antenna Installation as a Co-location Facility.**

David Kenny, attorney, reviewed the eligible facility criteria and said that the antennas would be difficult to see due to the height of the building.

Mr. Kirkpatrick made a motion to approve the eligible facility request subject to the standard conditions of approval, including payment of a \$3,500 fee to DPW for testing RF emissions; Ms. Oliva seconded the motion, and it carried unanimously.

(218-23) **Southern Land Company, LLC** - 250 Mamaroneck Avenue - **One –Year Extension of the Site Plan and Special Permit Approval**. Common Council referral.

Neil Alexander, attorney, requested favorable recommendation supporting a one-year extension of site plan approval. He explained that the builder has been doing brownfield cleanup, but that construction will resume in the third or fourth quarter of this year.

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

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

(219-23) **The Mitchell** – 131 Mamaroneck Avenue – **Site Plan Amendment for Citibank to Occupy 1st Floor Space at the corner of Post Road and Mamaroneck Avenue**. Common Council referral.

Neil Alexander, attorney, described the proposed amendment: relocate the entrance to the corner, add windows, blue glass on a Mamaroneck Avenue panel for security, benches and planters added, blade sign on Post Road. Citibank does not control or need the paved corner of Post and Mamaroneck.

Mr. Kirkpatrick noted that the site plan approval for the development planned for a café or restaurant in the proposed Citibank space in order to enliven the corner, and the bank will not achieve that effect. Mr. Alexander said that the owner has tried for three years to get a restaurant in the space, but they have been unsuccessful.

Most Board members had no objection to the use, but want the corner plaza to be addressed, and they were mixed about the blue glass blocking views into the building.

Ms. Oliva made a motion to send a letter to the Common Council stating no objection to the proposed site plan amendment, but noting their concern about the corner plaza. Ms Morris and Mr. Ioris carried the motion. Mr. Kirkpatrick opposed the motion.

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

(220-23) **“Brookfield Commons Phase 3”** – near the intersection of South Lexington Avenue and Post Road – **Site Plan and Special Permit Application for Construction of a New 11-Story Apartment Building with 174 Apartments and 2,200sf of Community Space on the Ground Floor**. Applicant: White Plains Housing Authority (“WPHA”) and Trinity Financial, Inc. (“Trinity”). Common Council referral.

Lucia Chiochio, attorney, described the project: 1.2-acre site, L-shaped building, 9 stories and 11 stories, building at 159 South Lex to be demolished, 90 tenants from 11 Fisher Court and 84 new tenant households, 2,200sf of community space, green features, complies with the parking requirement, teen game room, roof terrace, green roof, native plants. No displacement is the priority.

Neville Gotshvie, R.A., described the architecture. 84 apartments will be marketed to 50%, 60%, and 80% AMI households.

Ms. Morris asked if current tenants will need to re-qualify for an apartment. Mr. Thomas replied, "No."

Mr. Kirkpatrick asked how this development will relate to the urban renewal area across from the hospital, and he noted that recreation space was lost during construction of Building 2. He asked if there is a plan to provide onsite recreation space. Mr. Gotshivie said that there is no connection yet between the site and the hospital, but that they are working on it with the hospital. He said that recreation space will be created during later stages of site redevelopment and that social open spaces are being provided now. He added that residents can play basketball and use the playground at the Slater Center in the meantime.

Ms. Morris asked about rooftop space fall protection. There will be a n 8-foot glass wall surrounding the open space.

Demolition of 159 South Lexington Avenue will occur in one year. The owner is working with residents and ArtsWestchester to design attractive construction fencing. Residents in the old buildings are not permitted to use the amenities of the new buildings.

Mr. Kirkpatrick made a motion to send a letter to the Common Council supporting the proposed site plan, but noting some reservations about the short-term lack of recreation space on the overall site. Ms. Oliva 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.
- (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.
- (100-23) **49 Rockledge Avenue**; R2-4 Zoning District – **Two Lot Subdivision and Site Plan**
(210-23) **Approval**. Environmentally Sensitive Site – Steep Slopes.
- (211-23) **Dish Wireless** – 5 Barker Avenue (Residence Inn by Marriott); CB-4 (Core Business-4) – **Special Permit for a Public Utility Antenna Facility**.



PLANNING BOARD

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

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COMMISSIONER OF PLANNING

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SECRETARY

May 23, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

**SUBJECT: SOUTHERN LAND COMPANY, LLC - 250 MAMARONECK AVENUE
- ONE –YEAR EXTENSION OF THE SITE PLAN AND SPECIAL PERMIT
APPROVAL**

At its May 16, 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 April 6, 2020, and amended on December 6, 2021. The project involves redevelopment of the 1.32-acre former YMCA property at 250 Mamaroneck Avenue with a new, 8-story building with 177 apartments, 1,876 square feet of street level retail space, and 269 parking spaces.

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

Planning Board members voting in favor of the motion to send 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, J. Kirkpatrick, L. Morris, and L. Oliva (4); Opposed: None (0); Absent: A. Cabrera, S. Russell, and V. Yadhati (3).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



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SECRETARY

May 25, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: "BROOKFIELD COMMONS PHASE 3" – SOUTH LEXINGTON AVENUE AND POST ROAD – SITE PLAN AND SPECIAL PERMIT APPLICATION FOR CONSTRUCTION OF A NEW 11-STORY APARTMENT BUILDING WITH 174 APARTMENTS AND 2,200SF OF COMMUNITY SPACE ON THE GROUND FLOOR

At its May 16, 2023 meeting, the Planning Board reviewed the site plan application for the 174-unit apartment building that is Phase 3 of the Brookfield Commons redevelopment of the Winbrook Apartments property.

The Planning Board supports the project. The Board discussed the need for recreation space for current and future tenants of Brookfield Commons, and was advised that the major recreation/open space will be completed during the final phase of redevelopment of the property.

The Planning Board voted unanimously to recommend approval of the site plan for Brookfield Commons Phase 3, with the note that the members have reservations about the short-term lack of recreation space on the site. Members voting in favor of sending a letter to the Common Council with these comments: J. Ioris, J. Kirkpatrick, L. Morris, and L. Oliva (4); Opposed: None (0); Absent: A. Cabrera, S. Russell, and V. Yadhati (3).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board



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May 23, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: THE MITCHELL – 131 MAMARONECK AVENUE – SITE PLAN AMENDMENT FOR BUILDING FAÇADE CHANGES FOR CITIBANK TO OCCUPY 1ST FLOOR RETAIL SPACE AT THE CORNER OF POST ROAD AND MAMARONECK AVENUE

At its May 16, 2023 meeting, the Planning Board reviewed the request for an amendment to the approved site plan approval to allow modifications to the building façade along Mamaroneck Avenue and East Post Road for a Citibank branch to be located in the corner retail space.

The Planning Board felt that the façade changes would generally improve the streetscape, with the possible exception of the blue glass wall. The applicant explained that the opaque window is needed for security, but that it was designed to be reflective and include both a bench and planters on each side. These design features, the Board felt, mitigated the visual impact of the opaque glass wall.

The Planning Board recalled that, during site plan review, the commercial space was intended for a restaurant or café with outdoor seating, which would activate the corner of Mamaroneck Avenue and East Post Road. The Board would have preferred a more active use of the retail space, but understands that the applicant has diligently, but unsuccessfully, pursued a restaurateur to operate there. One Board member felt that the Mitchell should feel obliged to install a retail tenant that would activate the corner, but the majority did not agree.

Planning Board members voting in favor of the motion to send a letter to the Common Council stating no objection to the site plan amendment for façade changes to the ground floor of The Mitchell building at the corner of Mamaroneck Avenue and East Post Road: J. Ioris, L. Morris, and L. Oliva (3); Opposed: J. Kirkpatrick (1); Absent: A. Cabrera, S. Russell, and V. Yadhati (3).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board