

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF MAY 17, 2022**

MEMBERS PRESENT: John Ioris, Anna Cabrera, Leonard Gruenfeld, Lynn Oliva, and Sarina Russell

MEMBERS ABSENT: John Kirkpatrick

CB REPRESENTATIVE: None

COMMON COUNCIL: None

STAFF MEMBERS: Eileen McClain, Planning Board Secretary
Chris Gomez, Planning Commissioner
Katie Crawford, Planning Department
Arthur Gutekunst, Senior Assistant Corporation Counsel
Luis Saiz, Building Department

NEXT MEETING OF THE BOARD

The Planning Board's June 21, 2022 meeting was announced.

ADOPTION OF APRIL 19, 2022 MEETING MINUTES

The minutes of the April 19, 2022 meeting was adopted.

SCHEDULE PUBLIC HEARINGS

(218-22) **126 Woodcrest Avenue**; R1-5 Zoning District – **Site Plan Application for a Single Family House**. Environmentally Sensitive Site.

Cal Petrescu, Architect, appeared before the Board to present the Site Plan application for the single family home to be constructed at 126 Woodcrest Avenue. The site is considered environmentally sensitive due to the presence of steep slopes. The property is located in the R1-5 zoning district and is zoning compliant. The home will be accessible from a driveway off Woodcrest Avenue and is nestled into the slope of the property.

Ms. Russell likes the modern architecture proposed and the way the home fits into the landscape, but expressed concern over drainage.

Chairman Ioris asked why a flat roof is proposed. Only a portion of the roof is flat, to accommodate a future solar installation.

Mr. Gruenfeld asked about the 10' easement at the rear of the property. It is a sewer line; the proposed development does not affect the line. Mr. Gruenfeld expressed concern over the overall height of the retaining walls along the sides of the house. In total, they are approximately 24' tall. Mr. Gruenfeld requested that the applicant move the house forward to reduce impact on the steep slopes.

Ms. Oliva would like the applicant to explore alternatives that have less impact to the environmentally sensitive features.

Ms. Cabrera noted that the site's topography is challenging but would like to see the least amount of disturbance done to the property.

Ms. Russell made a motion to schedule a public hearing for the June meeting of the Board, Mr. Gruenfeld seconded. The motion carried unanimously.

(100-22) **2 Hunting Ridge Road; R1-7.5 Zoning District – Two Lot Subdivision.**

Daniel Collins, Engineer, appeared before the Board to present the two-lot subdivision at 2 Hunting Ridge Road. The site is located at the corner of Hunting Ridge Road and Mamaroneck Avenue. The property is considered environmentally sensitive due to the presence of steep slopes.

Lot I has an existing single family home that is dimensionally non-conforming and will be improved with a new driveway with access from Mamaroneck Avenue. Lot II is currently vacant but can accommodate a zoning compliant single-family home, and maintain the existing curb cut on Mamaroneck Avenue.

Mr. Gruenfeld would like to reduce the necessity for an additional curb cut if the plan can be designed that way.

Ms. Russell asked if the Fire Department would be able to access the properties safely.

Ms. Russell made a motion to schedule a public hearing for the June meeting of the Board, Mr. Gruenfeld seconded. The motion carried unanimously.

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 present the Site Plan Amendment for a house addition and deck. The addition represents 300 square feet of new impervious surface. The site is considered environmentally sensitive due to the presence of a watercourse at the back of the property, which is located 52' from the proposed addition. The Department of Public Works has approved the stormwater management plan.

No public comments were received.

The Board made no additional comments.

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

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

Daniel Collins, Engineer, appeared before the Board to present the site plan application for a single family home at 31 Gedney Way. The site is considered environmentally sensitive due to the presence of steep slopes towards the back of the property. A similar site plan was approved in 2018, which has since lapsed.

Mr. Gruenfeld asked if stormwater will be routed to the front of the house. Yes, the water will be directed to the front of the property and drained to Gedney Way, which was designed to match the other homes in the neighborhood.

No public comments were received.

Ms. Russell has abstained from the vote, due to a conflict of interest with work.

Ms. Cabrera made a motion to adjourn the hearing, Mr. Gruenfeld seconded, the motion carried unanimously.

OTHER

- (219-22) **Adora Row** (f/k/a The Collection) - 80 Westchester Avenue – **One Year Extension of the Site Plan and Special Permit Approval** for a Mixed-Use project with 276 apartments and 25,218 s.f. of commercial space, and 745 parking spaces. Common Council referral.

David Steinmetz, Attorney, appeared before the Board to request a one-year extension of the site plan and special permit approval for the mixed-use project at 80 Westchester, known as Adora Row. No changes have been made to the project. Excavators are on site and other work to submit construction drawings has been initiated following some recently discovered issues with the high water table.

Ms. Oliva made a motion to send a letter to the Common Council stating no objection to granting the extension, Ms. Russell seconded, the motion carried unanimously.

- (220-22) **“Gateway II”** - 85 North Lexington Avenue and 50 Hamilton Avenue – **One Year Extension of a Site Plan Approval for a Mixed Use Project** with 500 apartments, 19,000 s.f. of commercial space, and 755 parking spaces. - Common Council referral.

Neil Alexander, Attorney, appeared before the Board to request a one-year extension of the site plan approval for the mixed-use project at 85 N Lexington Avenue, known as Gateway II. The project broke ground March 2022, no changes are proposed.

Ms. Cabrera made a motion to send a letter to the Common Council stating no objection to granting the approval, Ms. Russell seconded, the motion carried unanimously.

(221-22) **39 Westmoreland Avenue** - Application for a **Special Permit/Site Plan Approval** for a Proposed Development with 190 apartments and 284 parking spaces. Common Council referral.

Bill Null, Attorney, appeared before the Board to present the proposed site plan and special permit application for the multi-family development at 39 Westmoreland Avenue. The project includes 190 apartments, 284 parking spaces, tenant amenity space, outdoor dog run and approximately 4,000 square feet of publically accessible open space. The project will include 56 studio units, 70 one-bedroom units and 64 two-bedroom units. All 23 affordable housing units will be provided on-site. The Zoning Board of Appeals granted a variance to allow the building to be eight stories tall. The project intends on using much of the buildings existing brick façade and the buildings structure to maintain the existing neighborhood character.

Ms. Cabrera had concerns regarding traffic, but there are likely no other options to accommodate development on the one-way street.

Ms. Oliva asked if there are sidewalks available for residents to commute to the train station. Yes, there are. Ms. Oliva asked if solar or other sustainable features are included in the design. Solar is not being considered at this time but the building will be all-electric, use LED lights and energy efficient appliances.

Mr. Gruenfeld thinks this project will be a welcome addition to the neighborhood. Is the building a historic structure? No, the building is not considered historic but the zoning district incentivizes preservation of the building.

Ms. Russell thinks the project fits with the neighborhood character and is not concerned over traffic given the walkable nature of the area.

Chairman Ioris also feels this project will be a great addition.

Mr. Gruenfeld made a motion to send a letter to the Common Council stating no objection to granting the approval, Ms. Russell seconded, the motion carried unanimously.

(222-22) **Comfort Inn - 441 Central Avenue – One Year Extension of the Site Plan and Special Permit Approvals.** Common Council referral.

Annie Kline, Attorney, appeared before the Board to request a one-year extension of the site plan and special permit approval for the Comfort Inn hotel project at 441 Central Avenue. The Zoning Board of Appeals have granted two variances, which were extended in January. No changes have been made to the project; the applicant is in the process of securing financing.

Ms. Cabrera made a motion to send a letter to the Common Council stating no objection to granting the extension, Ms. Russell seconded, the motion carried unanimously.

(223-22) **97-111 and 100-114 Hale Avenue - Special Permit and Site Plan Amendment** approval for a multi-family residence at. Common Council referral.

Annie Kline, Attorney, appeared before the Board to request a one-year extension of the site plan and special permit approval for the multi-family development at 97-111 and 100-114 Hale Avenue. A few modifications have been made to the project since it was last approved.

West Building: One story was removed, reducing the number of units; a level of parking was also removed, providing fewer spaces and removal of the balconettes.

East Building: Raised slightly to reduce disturbance to the land and improve stormwater management, satellite parking for the west building was increased at the east building.

Ms. Cabrera asked that the applicant continue to maintain the site's fencing.

Mr. Gruenfeld had no concerns given there are few aesthetic changes to the project.

Mr. Gruenfeld made a motion to send a letter to the Common Council stating no objection to the Special Permit and Site Plan Amendment, Ms. Russell seconded, the motion carried unanimously.

(224-22) **Proposed Amendment to the Zoning Ordinance with Respect to Solar Energy.** Common Council referral.

Planning Commissioner Christopher Gomez presented the proposed amendment to the Zoning Ordinance with respect to solar energy.

The zoning amendment defines "solar access", "solar energy equipment", "solar energy systems", "solar panels", and "solar parking canopies" and provides minimum lot size, height and setback standards for these projects.

Ms. Oliva asked if a homeowner would be required to remove a tree if it blocks a neighbor's proposed solar installation. No, solar access is more specific to designing new development to not block existing systems.

Mr. Gruenfeld asked how the project responds to the 1133 Westchester Avenue solar proposal. Council members had asked the Planning Department to review these regulations with that proposal and they will be presented at the June Common Council meeting.

Ms. Oliva asked if noise should be a consideration. Any installation would have to comply with the City's Noise Ordinance.

Mr. Gruenfeld made a motion to send the Common Council a letter that the amendment is consistent with the Comprehensive Plan and the Board positively recommends approval, Ms. Russell seconded, the motion carried unanimously.

Ms. Oliva made a motion to close the meeting; Ms. Russell seconded, the motion carried unanimously. The meeting adjourned at 8:30 PM.

ADJOURNED TO JUNE 21, 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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May 18, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: ORDINANCE AMENDING "THE ZONING ORDINANCE OF THE CITY OF WHITE PLAINS" WITH RESPECT TO SOLAR ENERGY REGULATIONS

At its May 17, 2022 meeting, the Planning Board reviewed the proposed amendment to the Zoning Ordinance with respect to solar energy regulations.

The Planning Board finds that the proposed amendment is consistent with the Comprehensive Plan and it is a positive change; therefore, the Board recommends approval of the proposed zoning amendment.

Planning Board members voting in favor of the motion to recommend approval of the proposed zoning amendment were: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, and S. Russell (5); Opposed: None (0); Absent: J. Kirkpatrick (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



PLANNING BOARD

2. MUNICIPAL BUILDING · 70 CHURCH STREET · WHITE PLAINS, NEW YORK 10601
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May 18, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 39 WESTMORELAND AVENUE – APPLICATION FOR A SPECIAL PERMIT
AND SITE PLAN APPROVAL FOR A PROPOSED RESIDENTIAL
DEVELOPMENT

At its May 17, 2022 meeting, the Planning Board reviewed the site plan application for the proposed adaptive reuse, reconstruction, and expansion of an existing industrial building for use as a 189 to 190-unit multifamily building.

The Planning Board is fully supportive of the project and believes that it will enhance the area.

Planning Board members voting in favor of the motion to recommend approval of the proposed site plan were: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, and S. Russell (5); Opposed: None (0); Absent: J. Kirkpatrick (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board



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May 18, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 97-111 HALE AVENUE AND 100-114 HALE AVENUE - SPECIAL PERMIT
AND SITE PLAN AMENDMENT FOR MULTI-FAMILY BUILDINGS

At its May 17, 2022 meeting, the Planning Board considered the application for an amendment to the approved special permit and site plan regarding the development of two buildings on either side of Hale Avenue. The changes are primarily in the west building, and include: removing a story and raising the basement parking elevation; reducing the number of units from 57 to 54, with no change in the number of affordable units; eliminating the balconettes; and shifting some parking to become satellite parking in the east building.

The changes proposed for the east building are raising the base elevation; reconfiguration of the handicap ramp; and increasing the number of parking spaces from 102 to 105.

The Planning Board has no objection to approval the proposed amendment.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to approval of amended site plan and special permit: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, and (5); Opposed: None (0); Absent: J. Kirkpatrick (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, AICP
SECRETARY

December 18, 2019

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 97-111 HALE AVENUE AND 100-114 HALE AVENUE - ONE YEAR
EXTENSION OF THE SITE PLAN APPROVAL AND SPECIAL PERMIT FOR
MULTI-FAMILY BUILDINGS

At its December 17, 2019 meeting, the Planning Board considered the application for a one year extension of the site plan approval for the development of two buildings on either side of Hale Avenue, with the east side having a seven (7) story, 70-unit building and 102 on-site parking spaces (“East Building”), and the west side having an eight (8) story, 57-unit building and 68 parking spaces (“West Building”).

No changes are proposed to the approved plan and no zoning changes have been made to the surrounding area. Therefore, the Planning Board has no objection to the one year extension as requested.

Planning Board members voting in favor of sending 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, A. Cabrera, L. Gruenfeld, L. Oliva, R. Payne, and (5); Opposed: None (0); Absent: S. Russell (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS
John Ioris, Chairman
White Plains Planning Board



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EILEEN J. McCLAIN
SECRETARY

May 18, 2022

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 MIXED-USE BUILDING WITH 500 APARTMENTS, GRADE LEVEL RETAIL SPACE, AND ASSOCIATED PARKING

At its May 17, 2022 meeting, the Planning Board considered the request for a one year extension of the 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.

No changes are proposed to the approved plan, and there have been not changes to the surrounding area. Therefore, the Planning Board has no objection to approval of the one year extension of the site plan.

Planning Board members voting in favor of the motion to find no objection to approval of a one year extension were: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, and S. Russell (5); Opposed: None (0); Absent: J. Kirkpatrick (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



PLANNING BOARD

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SECRETARY

May 18, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: COMFORT INN – 441 CENTRAL AVENUE – ONE YEAR EXTENSION OF THE
APPROVAL OF A SPECIAL PERMIT FOR A HOTEL USE AND SITE PLAN FOR
AN 87 ROOM HOTEL

At its May 17, 2022 meeting, the Planning Board considered the application submitted by Meryde Group of Hotels, LLC for a one year extension of the Special Permit and Site Plan approval granted by the Common Council for a proposed 87-room hotel to be constructed at 441 Central Avenue.

No changes are proposed to the approved plan, and no changes have occurred in the surrounding area.

7.

Planning Board members voting in favor of the motion to find no objection to approval of a one year extension were: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, and S. Russell (5); Opposed: None (0); Absent: J. Kirkpatrick (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board



PLANNING BOARD

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SECRETARY

May 18, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: ADORA ROW (F/K/A THE COLLECTION) - 80 WESTCHESTER AVENUE –
ONE YEAR EXTENSION OF THE SITE PLAN AND SPECIAL PERMIT
APPROVAL FOR A PROPOSED MIXED USE DEVELOPMENT PROJECT

At its May 17, 2022 meeting, the Planning Board reviewed the application for a one year extension of the Site Plan and Special Permit Approval, which was granted by the Common Council on April 2, 2018 and extended in 2019, 2020, and 2021.

No changes are proposed to the approved plan and no zoning changes have been made to the surrounding area. Therefore, the Planning Board has no objection to the one year extension, as requested.

Planning Board members voting in favor of the motion to find no objection to approval of a one year extension were: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, and S. Russell (5); Opposed: None (0); Absent: J. Kirkpatrick (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board

