

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF MAY 21, 2019**

MEMBERS PRESENT: John Ioris, Leonard Gruenfeld, Anna Cabrera, Sarina Russell, Rich Payne and John Durante

MEMBERS ABSENT: Lynn Oliva

CB REPRESENTATIVE: Lauren McCallion

COMMON COUNCIL: None

STAFF MEMBERS: Arthur Gutekunst, Senior Assistant Corporation Counsel
Eileen McClain, Secretary
Katie Crawford, Planner

NEXT MEETING OF THE BOARD

The June 18, 2019 meeting of the Planning Board was announced. This meeting will be held at 7:00 pm.

SCHEDULE PUBLIC HEARINGS

(217-19) **32 Rolling Ridge Road** – R1-20 Zoning District – **Site Plan Amendment for an in-ground swimming pool.** Environmentally Sensitive Site.

Chris Schmidt, representing the homeowners at 32 Rolling Ridge Road, presented the site plan for the proposed in-ground pool, hot tub and landscaping.

There is an off-site watercourse which deems this property as environmentally sensitive, however, no part of the environmental feature is located on this property.

Mr. Schmidt brought in letters from neighbors who are in support of the project for the Board's review.

The board made no additional comments.

A public hearing was scheduled for the June 18 meeting of the Board.

(102-19) **1133 Westchester Avenue** - PCD (Planned Campus Development) District - **Two Lot Subdivision.**

Kate Roberts, Attorney, appeared before the Board to present the two lot subdivision proposed at 1133 Westchester Avenue.

A site plan for 3 residential buildings on the same site as an existing 4-story office building was approved by the Council earlier this month. The subdivision is necessary to reflect the division of ownership for the two components of the project.

The board made no additional comments.

A public hearing was scheduled for the June 18 meeting of the Board.

PUBLIC HEARINGS

(100-19) **The Continuum** - 55 Bank Street; CB-4 (Core Business – 4) Zoning District - **Two Lot Subdivision**.

Bill Null, Attorney appeared before the Board to present the two lot subdivision proposed at 55 Bank Street. The subdivision is necessary to reflect the recently approved site plan amendment slightly modifying the buildings dimensions.

No comments were made by the public.

No additional comments were made by the Board.

Ms. Russell made a motion to close the hearing, Ms. Cabrera seconded; Ms. Russell 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 findings, Ms. Cabrera seconded; Mr. Gruenfeld made a motion to approve the project, Ms. Russell seconded, all motions carried unanimously.

(212-19) **39 Sammis Lane**; R1-12.5 Zoning District – **Site Plan Amendment**. Environmentally Sensitive Site.

Eliot Senor, Engineer and Zachary Mazin, homeowner, appeared before the Board to present a modified site plan in response to DPW's comments.

The patio was constructed at the back of the property without any permits. The edge of the patio is located approximately 7' from the stream, which encroaches into the required 25' separation distance from a watercourse.

The applicant is willing to accept all of the Conservation Board's comments - with a clarification necessary on condition 4 regarding a 10' restrictive buffer around the stream. The restrictive buffer would require that the area would be left to return to its natural state to reduce erosion existing along the stream bed. The applicant would like to request a slight modification to allow for a lawn mower and his children to be able to walk around the patio.

Ms. Russell feels that removal of the patio could potentially cause more harm than leaving the patio where is it. She also supports natural restoration of the area to improve the quality of the stream bed, but understands the need for a small strip surrounding the patio to remain useable.

Mr. Gruenfeld and Ms. Cabrera also support the Conservation Board's comments with the small modification.

Ms. McCallion, representing the Conservation Board, wanted to add that upon visiting the site it was very wet. Wetlands are potentially located on the site, the presence of wetlands would require a 50' buffer.

No public comments were received.

Ms. Russell made a motion to close the hearing, Mr. Durante seconded; Ms. Russell made a motion to declare the Planning Board as Lead Agency for this Type I Action, Mr. Durante seconded; Ms. Russell made a motion to accept the environmental findings

with a revision to condition 4 - allowing a 3' buffer around the patio to be maintained as lawn area, Ms. Cabrera seconded; Ms. Russell made a motion to approve the project, Mr. Durante seconded, all motions carried unanimously.

(101-19) **60 South Broadway**; CB-3 Zoning District – **Subdivision Application.**

Neil Alexander, Attorney appeared before the Board to present the proposed subdivision at 60 South Broadway. The subdivision is required to develop the project in phases. Phasing is required to obtain financing for the site plan approved this March.

The City is still awaiting more details regarding cross easements on the property.

No public comments were received.

Ms. Cabrera made a motion to adjourn the hearing until the June 18 meeting of the Board, Mr. Payne seconded, the motion carried unanimously.

OTHER

(214-19) **New York Life Insurance Company - 44 South Broadway - One Year Extension** of the amended site plan approval associated with the installation of three new identification signs. Common Council referral.

Bill Null, Attorney, appeared before the Board to request a one-year site plan extension for the amended site plan approval associated with the installation of three new identification signs. The signs and their location are the same as the original approval. The reason for delay was due to safety and engineering surrounding the installation. The signs are expected to be installed soon.

Ms. Russell made a motion to send a letter of positive recommendation for the one year extension to the Council, Mr. Payne seconded, the motion carried unanimously.

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

(215-19) **Westpark Associates NY LLC, - 1111 Westchester Avenue - One Year Extension** of a previously approved site plan to construct a parking garage. Common Council referral.

Seth Mandelbaum, Attorney, was not able to appear before the Board, but sent a letter in his absence. Westpark Associates NY LLC requests a one year extension of a previously approved site plan to construct a parking garage at 1111 Westchester Avenue.

The parking garage will be built over an existing surface parking lot and will provide an additional 266 parking spaces for use by Pepsi, Co. The roof of the garage will be covered in solar panels and will generate approximately 20% of the site energy.

The only changes to the plan have been minor changes to the site's traffic flow and location of guard towers.

Mr. Payne made a motion to send a letter of positive recommendation for the one year extension to the Council, Ms. Russell seconded, the motion carried unanimously.

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

- (216-19) **Hebrew Institute of White Plains - 20 Greenridge Avenue – Site Plan Amendment** to permit expansion and renovation of the existing building. Common Council referral.

Bill Null, Attorney, appeared before the Board to present the site plan amendment to the Hebrew Institute of White Plains.

The amendments will allow the Synagogue to enlarge their sanctuary and social hall, and add additional classrooms, administration offices and chapel. There is minor regrading required and additional green space and landscaping will be added to the site.

Mr. Durante noted that he has had small business dealings in the past with the applicant, but that it would not affect his judgement.

Mr. Durante asked if the project was zoning compliant. Yes, other than a minor parking issue. The plan submitted does not reflect the total number of required parking spaces. The applicant is confident that with restriping the parking area could accommodate all but 4 of the required spaces. The applicant will request a waiver from the Council for the 4 remaining spaces.

Mr. Null requested that the Board's letter to the Council reflect the notes regarding parking.

Ms. Russell made a motion to send a letter of no objection to the Council, adding the note regarding parking, Mr. Durante seconded, the motion carried unanimously.

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

- (218-19) **Crown Castle and Dish Network – 333 Hall Avenue, Old Road to Kensico; R1-5 Zoning District – Site Plan Amendment and Special Permit for a new antenna installation on an existing monopole at the watershed property.**

David Kenney, Attorney, appeared before the Board to present the amended site plan and special permit.

The applicant is proposing that a new antenna be placed on an existing communications pole. The pole is located near Kensico Dam and is on City property. The antenna will be located approximately 90' up and will not be the highest or the largest antenna placed on the pole. Because of the special conditions surrounding the application the Board is reviewing the application primarily for aesthetic purposes.

Mr. Gutekunst noted that there may be an issue with the structural integrity of the pole and that DPW needs to review the application to ensure that the pole can withstand the new conditions.

Mr. Durante made a motion to support the amended site plan and special permit, Ms. Cabrera seconded, the motion carried unanimously.

(213-19) **Petition to amend the Zoning Ordinance at Section 5.3 with respect to the setback distance required between a parking lot and any rear or side lot line as identified by footnote (d) in the Schedule of Dimensional Regulations.** Common Council referral.

Janet Giris, Attorney, appeared before the Board to request a small change to the text of the Zoning Ordinance. The request comes in conjunction with a previously reviewed site plan at 1275 Mamaroneck Avenue.

Non-residential footnote (d) in the Schedule of Dimensional Regulations requires that parking lots not be located within 100' of the property line. The applicant is requesting that the footnote be revised to require the parking lot setback only where the property abuts a residential district. This footnote only applies to the C-O District.

Ms. McClain noted that changing this footnote would retain the protections on residential properties, impact relatively few parcels, bring many existing non-conforming parcels into compliance and open the potential for shared parking opportunities in the future.

Mr. Gruenfeld asked if this would impact any of the City's schools. No, the schools are located in residential districts where the protection would remain.

Mr. Durante stated that he is not comfortable with a 0' setback from the lot line. There would still be a setback requirements pertaining to the building. Currently, in all zoning districts, parking lots are allowed to be located in the side yard with a 0' setback.

Ms. Russell made a motion to send a letter of positive recommendation approving the modification to footnote (d), Mr. Gruenfeld seconded, the motion carried unanimously.

Mr. Durante made a motion to close the meeting; Mr. Gruenfeld seconded, the motion carried unanimously. The meeting adjourned just after 8:00 pm.



PLANNING BOARD

MUNICIPAL BUILDING · 70 CHURCH STREET · WHITE PLAINS, NEW YORK 10601

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DEPUTY COMMISSIONER

EILEEN J. McCLAIN
SECRETARY

May 22, 2019

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: NEW YORK LIFE INSURANCE COMPANY – 44 SOUTH BROADWAY – ONE YEAR EXTENSION OF THE AMENDED SITE PLAN APPROVAL ASSOCIATED WITH THE INSTALLATION OF THREE NEW IDENTIFICATION SIGNS

At its May 21, 2019 meeting, the Planning Board considered the application by New York Life Insurance Company requesting a one year extension of the site plan amendment approval, which was granted by the Common Council on May 1, 2017, and extended on June 4, 2018. The site plan amendment allows the installation of two illuminated signs to the top of the office building at 44 South Broadway and a ground sign near the South Broadway entrance to the office.

The Planning Board recommends approval of the one year extension.

Planning Board members voting in favor of the motion to recommend approval of a one year extension of the site plan amendment approving installation of signs for New York Life: J. Ioris, A. Cabrera, J. Durante, L. Gruenfeld, R. Payne, and S. Russell (6); Opposed: None (0); Absent: P. Oliva. (1)

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



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May 22, 2019

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: WESTPARK ASSOCIATES NY LLC, - 1111 WESTCHESTER AVENUE - ONE YEAR EXTENSION OF A PREVIOUSLY APPROVED SITE PLAN TO CONSTRUCT A PARKING GARAGE

At its May 21, 2019 meeting, the Planning Board considered the application by Westpark Associates NY LLC, requesting a one year extension of the site plan amendment approval, which was granted by the Common Council on February 5, 2018. The site plan amendment allows the construction of a three story garage with solar panels on the roof, certain pavement reconfiguration, and installation of security booths.

The Planning Board recommends approval of the one year extension.

Planning Board members voting in favor of the motion to recommend approval of a one year extension of the site plan amendment approving installation of signs for New York Life: J. Ioris, A. Cabrera, J. Durante, L. Gruenfeld, R. Payne, and S. Russell (6); Opposed: None (0); Absent: P. Oliva. (1)

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
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May 22, 2019

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: HEBREW INSTITUTE OF WHITE PLAINS - 20 GREENRIDGE AVENUE –
SITE PLAN AMENDMENT TO PERMIT EXPANSION AND RENOVATION OF
THE EXISTING BUILDING

At its May 21, 2019 meeting, the Planning Board considered the application by the Hebrew Institute of White Plains, requesting a positive recommendation for an application for a site plan amendment to allow the expansion of the synagogue to accommodate a larger sanctuary and social hall. The applicant will submit a revised parking plan showing the 81 required parking spaces, but intends to request a waiver of four parking spaces, stating that they are not needed for the congregation and that the spaces could be accommodated on the site through re-striping of the parking lot, if necessary.

The Planning Board has no objection to the site plan amendment or to the waiver of four parking spaces if the Deputy Commissioner of Parking Responsible for Transportation Engineering finds such waiver acceptable.

Planning Board members voting in favor of the motion to find no objection to the site plan amendment or the waiver of four parking spaces: J. Ioris, A. Cabrera, J. Durante, L. Gruenfeld, R. Payne, and S. Russell (6); Opposed: None (0); Absent: P. Oliva. (1)

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board