

**WHITE PLAINS PLANNING BOARD
MINUTES FOR MEETING OF JUNE 18, 2019**

MEMBERS PRESENT: John Ioris, Leonard Gruenfeld, Lynn Oliva, Sarina Russell, and Richard Payne

MEMBERS ABSENT: Anna Cabrera

CB REPRESENTATIVE: None

COMMON COUNCIL: None

STAFF MEMBERS: Arthur Gutekunst, Senior Assistant Corporation Counsel
Eileen McClain, Secretary
Luis Saiz, R.A., Plan Examiner, Building Department

NEXT MEETING OF THE BOARD

The July 16, 2019 meeting of the Planning Board was announced. The meeting will be held at 7:00 pm.

ADOPTION OF MINUTES

Mr. Gruenfeld made a motion to adopt the April 16, 2019 meeting minutes, noting the correction of a typo on page 5; Ms. Oliva seconded the motion, and it carried unanimously.

Mr. Payne made a motion to adopt the May 21, 2019 meeting minutes; M. Gruenfeld seconded the motion, and it carried unanimously.

SCHEDULE PUBLIC HEARINGS

(220-19) **Holland Avenue Garden Townhouses** – 43 Holland Avenue; RM-2.5 Zoning District – **Site Plan Application for 10 Townhouses**. Environmentally Sensitive Site.

Max Parangi, R.A., described the current application as the exact same plan that was previously approved by the Planning Board. That approval expired in September 20, 2017. The project required approval of an area variance by the ZBA, and it was unclear whether an extension of that approval had been granted.

The Board determined that, if the ZBA variance approval was extended, the public hearing could be administratively scheduled for July 16, 2019. (It was later confirmed that the variance approval has been extended.)

(222-19) **127 Hillair Circle**; R1-20 Zoning District – **Site Plan Amendment for a concrete patio in the rear yard**. Environmentally Sensitive Site.

Homeowner, Philip Schanzer, stated that he would like to construct a patio on an existing flat area in the back yard. The patio will be five feet from the steep slopes, and no impacts are anticipated.

Ms. Oliva made a motion to schedule the public hearing scheduled for July 16, 2019; Mr. Payne seconded the motion, and it carried unanimously.

PUBLIC HEARINGS

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

Neil Alexander, attorney, represented the applicant.

Mr. Gruenfeld made a motion to open the public hearing; Mr. Payne seconded the motion, and it carried unanimously.

Mr. Alexander explained that the project is proposed to be developed in two phases. Phase I involves construction of 406 dwelling units, 538 parking spaces, 18,500 square foot plaza, and 15,800 square feet of retail space. Phase II involves construction of 408 dwelling units, 437 parking spaces, and 13,214 square feet of retail space. The subdivision is proposed for financing purposes of the two phases.

The environmental findings resolution that was adopted by the Common Council in connection with the site plan approval addressed the any environmental issues that might be associated with the subdivision, so no new environmental findings resolution were made for the subdivision.

No public comments were made.

Mr. Gruenfeld made a motion to: close the public hearing; declare the Planning Board to be the Lead Agency for the subdivision application; determine that the subdivision is an Unlisted Action; accept that the environmental findings adopted for the site plan approval satisfy the SEQR requirements for the environmental review of the subdivision; and approve the subdivision subject to compliance with requirements of the Department of Public Works and the Law Department regarding easements. Mr. Payne seconded the motion, and it carried unanimously.

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

Mr. Payne made a motion to open the public hearing; Ms. Oliva seconded the motion, and it carried unanimously.

Attorney Michael Zarin, and project engineer Diego Villareale, presented the proposed subdivision: separating 20 acres from the 73-acre property to have a separate parcel for the recently approved residential development on the site.

No public comment was received.

The public hearing was adjourned pending acceptance of the easements associated with the subdivision.

OTHER

(219-19) “little drunken chef,” - 91 Mamaroneck Avenue; CB-2 Zoning District - Special Permit for an Accessory Cabaret Use. Common Council referral.

Paul Bergins, attorney, represented the applicant.

Mr. Payne made a motion to send a letter to the Common Council stating no objection to approval of the special permit for a cabaret use. Mr. Gruenfeld seconded the motion, and it carried unanimously.

(221-19) Department of Motor Vehicles – 3 Barker Avenue; CB-4 Zoning District – Government Use Permit. Common Council referral.

Lenny Cohen, attorney, presented the application, stating the DMV would relocate to 3 Barker Avenue where 246 parking spaces would provide ample parking for the use.

Mr. Payne made a motion to send a letter to the Common Council stating no objection to approval of the Government Use Permit and finding that keeping the DMV in White Plains is a good thing.

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

(223-19) **YMCA – 148 Hamilton Avenue; CB-3 District – Special Permit to Operate a Daycare Center at St. John's Church.** Zoning Board of Appeals referral.

Seth Mandelbaum, attorney; John Sullivan, R.A., and Cynthia Delfino Rubino, represented the YMCA.

Ms. Russell entered the meeting.

Mr. Sullivan described the use, staffing, parking/circulation, and number of children to use the site, noting that the use is significantly less intense than the elementary school that previously occupied the building. Mr. Gruenfeld asked that the fence around the playground match the fence along the Hamilton Avenue frontage.

Ms. Russell made a motion to send a letter to the Zoning Board of Appeals stating no objection to approval of the special permit for a daycare center, finding it to be a great use of the property. Mr. Payne seconded the motion, and it carried unanimously.

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

PUBLIC HEARINGS

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

Ms. Russell made a motion to open the public hearing; Ms. Russell seconded the motion, and it carried unanimously.

Kristopher Schmidt, R.A., presented the proposed design. The Board verified that the pool and patio would not encroach into the wetland buffer.

No public comments were made.

Mr. Gruenfeld made a motion to: close the public hearing; declare the Planning Board to be the Lead Agency for this Type I Action; adopt the Environmental Findings Resolution; and approve the proposed site plan amendment for an in-ground swimming pool. Ms. Russell seconded the motion, and it carried unanimously.

(214-19) **1024 Hall Avenue – R1-5 Zoning District – One year extension of a Site Plan Approval for a Single Family House.** Environmentally Sensitive Site.

Ernest Tartaglione, applicant, requested a one year extension of the site plan approval, noting that no changes are proposed to the approved plan, and citing health issues as the cause for the delay in commencement of construction.

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



PLANNING BOARD

UNICIPAL BUILDING · 70 CHURCH STREET · WHITE PLAINS, NEW YORK 10601
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SECRETARY

June 19, 2019

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: "LITTLE DRUNKEN CHEF" - 91 MAMARONECK AVENUE – SPECIAL
PERMIT FOR AN ACCESSORY CABARET USE

At its June 18, 2019 meeting, the Planning Board considered the application made by Little Dirty Grinder, Inc., for a Special Permit for an Accessory Cabaret Use at "little drunken chef," restaurant, located at 91 Mamaroneck Avenue.

The proposed cabaret use is consistent with the City's Comprehensive Plan, and is similar to other uses previously approved by the Common Council in the project vicinity. The Planning Board has no objection to approval of the Special Permit for an Accessory Cabaret, with enforcement of applicable provisions of the noise ordinance.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to approval of the Special Use Permit for an Accessory Cabaret: J. Ioris, L. Gruenfeld, L. Oliva, R. Payne, and S. Russell (5); Opposed: None (0); Absent: A. Cabrera (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



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June 19, 2019

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: DEPARTMENT OF MOTOR VEHICLES – 3 BARKER AVENUE –
GOVERNMENT USE PERMIT

At its June 18, 2019 meeting, the Planning Board considered the application made by 3 Barker Avenue LLC, for a Government Use Permit to allow the New York State Department of Motor Vehicles to occupy space on the first, second, and third floors of 3 Barker Avenue.

The Planning Board supports keeping the Department of Motor Vehicles in the downtown and has no objection to approval of the Government Use Permit.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to approval of the Government Use Permit: J. Ioris, L. Gruenfeld, L. Oliva, and R. Payne (4); Opposed: None (0); Absent: A. Cabrera and S. Russell (2). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



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EILEEN McCLAIN
SECRETARY

TO: Cecilia Bikkal, Chairwoman
White Plains Zoning Board of Appeals

FROM: John Ioris, Chairman
White Plains Planning Board

DATE: June 18, 2019

RE: YMCA Day Care Center
St. John the Evangelist Church
148 Hamilton Avenue
Special Permit to Operate a Daycare Center
SBL: 125.66-6-2
Z-2019-21

At its June 18, 2019 meeting, the Planning Board considered the application made the Young Men's Christian Association of Central and Northern Westchester, NY, Inc., ("YMCA") for a Special Use Permit to allow operation of a day care center on the first and second floors of the former school building of at Saint John the Evangelist Church, located at 148 Hamilton Avenue.

The Planning Board has no objection to the issuance of a Special Permit to allow the YMCA to operate a day care center at Saint John the Evangelist Church, finding it to be a good use for the underutilized former school building, and finding it consistent with the Comprehensive Plan recommendation to encourage and support the adaptive reuse of buildings in the Core Area.

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

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