

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF JUNE 20, 2023**

MEMBERS PRESENT: John Ioris, Anna Cabrera, John Kirkpatrick, Lauren Morris, Sarina Russell, and Vennela Yadhati

MEMBERS ABSENT: Lynn Oliva

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 – July 18, 2023 – Announced.

A special meeting of the Board was also scheduled for June 27, 2023 to discuss the Draft Scope for the Farrell Estates at Ridgeway Subdivision DEIS.

ADOPTION OF APRIL 18, 2023 MEETING MINUTES – Adopted.

SCHEDULE PUBLIC HEARINGS

(229-23) 1148 Mamaroneck Avenue – Site Plan Amendment for Installation of an In-ground Swimming Pool. Environmentally Sensitive Site.

Omar Shakir, applicant, described the project, noting that the pool is not proposed in a steep slope area.

Mr. Kirkpatrick noted that the propane tank and pool equipment requires landscape screening.

The public hearing was scheduled for July 18, 2023.

PUBLIC HEARINGS

(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.

The public hearing was reopened.

Christine Broda, R.A., described the project and reviewed the hydrology report. There will be 32 s.f. of additional impervious surface area, so no stormwater detention is needed; weep holes will be in the retaining walls. The modified plan provides boulders in the stream to slow the rate of flow.

Ms. Russell 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 site plan amendment. Ms. Yadhati seconded the motion and it carried unanimously.

(211-23) **Dish Wireless – 5 Barker Avenue (Residence Inn by Marriott); CB-4 (Core Business-4) – Special Permit for a Public Utility Antenna Facility.**

The public hearing was opened.

Angela Poccia, attorney, described the proposed installation: one antenna installed in each of three sectors, mounted to the rooftop bulkhead, not visible from surrounding roadways, other sites were considered but this site fills a gap in coverage and has an owner willing to lease rooftop space.

Greg Lahey, project engineer, said antennas measure 60"x12"x3".

Jeffrey Klein, Westage Tower East - said his apartment is 150 feet from the antennas, they do not comply with City regulations – page 4 of the RF Report at the 16th floor shows emissions at 3,094% of the maximum permissible exposure levels, the compliance measures were taken at ground level. Hamilton Green buildings will impact coverage. Westage Towers declined an offer for antennas two years ago.

David Pravda, Westage Tower East – Construction in the vicinity will be taller than 5 Barker. Residents have good coverage. Dish wants to compete with other providers. Clarify the RF emissions at the roof level and at distances from the antennas.

Eileen O'Neil - her apartment is 50 feet from the Marriott. The Mayor and Common Council recently adopted a law prohibiting small wireless facilities. The antennas affect property values. There are view impacts.

Leslie Bartfeld, Rockledge East, top floor – Harvard says the FCC is captive of the cell companies, the health standards have not been updated, can the City sue the FCC?

Walter Schwartz, Rockledge West- the photosimulations do not show the impacts. Avalon and Marriott residents are not at the hearing because they were not notified of it because they are renters. Who owns the Marriott building? Who benefits from the project? Future residents of Hamilton Green will be affected.

Stephanie Tocci, Rockledge – parents live within 125 feet of the antennas. Application images show coverage area. 10603 benefits. 5 Barker is at a low elevation. Put antennas at a higher elevation. Effectiveness will be diminished by Hamilton Green buildings. 10601 median income is \$75,000; 10603 is \$118,000. Environmental justice should be considered: antennas are placed in lower income areas, black and brown areas are considered; not high-income areas because lower income and people of color don't advocate for themselves. No alternative locations were considered in higher income areas.

Ms. Poccia responded that demographics do not affect site selection. Coverage and connectivity to other sites dictates locations. Ms. Yadhati added that willing landlords are also a necessity.

Ruth Moss, said that she educated the Common council in health issues and the legal limits on new antennas in residential areas. There is loss of property value, health impacts, aesthetic impacts and more. The 1996 Telecommunications Act prevents local government from protecting its citizens. There are ways to deny the application.

Camille Arakian – the FCC does not require reporting of antennas lower than 200 feet tall. She asked for emission test results. The safety limits have not been updated since 1997. Read the Flower Hill case.

The public hearing was adjourned.

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

The public hearing was opened.

Theresa Potillo, applicant, expressed frustration that the plan could not be approved that night because staff comments were not available.

The public hearing was adjourned.

OTHER

- (224-23) **Colombian House Restaurant – 175 Main Street – Special Use Permit for an Accessory Cabaret.** Common Council referral.

No Action. Applicant did not attend the meeting.

- (225-23) **Cantina Taco and Tequila Restaurant – 166A Mamaroneck Avenue – Special Use Permit for Outdoor Dining.** Common council referral.

No Action. Applicant did not attend the meeting.

- (226-23) **The Source – 1 Maple Avenue – Site Plan and Special Permit Amendment for Signage.** Common Council referral.

William Null, attorney, and James Pollinky from the sign company, described the project as an updated sign package for the mall.

The Planning Board had no objection to the site plan and special permit amendment for signage.

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

- (227-23) **Meryde Group of Hotels, LLC – 441 Central Avenue – One Year Extension of Site Plan and Special Permit Approvals.** Common Council referral.

Annie Klein, attorney, said that the applicant is trying to get financing for the project, and that no changes are proposed to the approved plan.

The Planning Board had no objection to the one-year extension of the site plan and special permit approvals.

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

- (228-23) **Pepe Auto Group – 1 & 25 Aqueduct Road – Site Plan and Special Permit to redevelop the property with a Porsche dealership, along with an accessory private garage, service station, and repair shop.** Common Council referral.

David Steinmetz, attorney, and Diego Villareale, P.E., represented the applicant. The project is zoning compliant, 1.3-acre site, 3-stories, single point of access, no car deliveries onsite, 108 parking spaces, 82 spaces inside the building, flat façade finish so there will not be glare. Whether the red lighting feature around the building goes off was not known.

Mr. Kirkpatrick recused himself from the vote on this matter.

Ms. Russell made a motion to send a letter to the Common Council stating no objection to approval; Ms. Yadhati seconded the motion, and it carried.

(230-23) **60 South Broadway; CB-3 Zoning District – One Year Extension of the Subdivision Approval.**

No changes are proposed to the approved plan. The reciprocal easement needs to be completed.

Mr. Kirkpatrick stated that General City Law says that the Planning Board cannot grant that many extensions to a subdivision approval. Mr. Gutekunst said that it does not limit the number of 90 day extensions.

Ms. Cabrera made a motion approve the extension. Ms. Russell seconded the motion. Ms. Yadhati and Mr. Ioris voted in favor of the motion, and it carried. Mr. Kirkpatrick opposed the motion.

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.

(100-23) **49 Rockledge Avenue; R2-4 Zoning District – Two Lot Subdivision and Site Plan**
(210-23) **Approval**. Environmentally Sensitive Site – Steep Slopes.



PLANNING BOARD

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

THOMAS M. ROACH
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CHRISTOPHER N. GOMEZ, AICP
COMMISSIONER OF PLANNING

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DEPUTY COMMISSIONER

EILEEN J. McCLAIN, AICP
SECRETARY

June 21, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: MERYDE GROUP OF HOTELS, LLC – 441 CENTRAL AVENUE – ONE
YEAR EXTENSION OF SITE PLAN AND SPECIAL PERMIT APPROVALS

At its June 20, 2023 meeting, the Planning Board considered the application submitted by Meryde Group of Hotels, LLC requesting a one-year extension of the Special Permit and Site Plan approval that was originally granted by the Common Council on May 3, 2021. The project involves demolition of the existing hotel and construction of a new 87-room hotel at 441 Central Avenue.

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

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, J. Kirkpatrick, L. Morris, S. Russell, and V. Yadhati (6); Opposed: None (0); Absent: L. Oliva (1).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



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June 21, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: PEPE AUTO GROUP – 1 & 25 AQUEDUCT ROAD – SITE PLAN AND SPECIAL PERMIT TO REDEVELOP THE PROPERTY WITH A PORSCHE DEALERSHIP, ALONG WITH AN ACCESSORY PRIVATE GARAGE, SERVICE STATION, AND REPAIR SHOP

At its June 20, 2023 meeting, the Planning Board considered the application submitted by Pepe Auto Group requesting Special Permit and Site Plan approval to allow construction of a new building on property at 1 and 25 Aqueduct Road, to be used as an automobile dealership. The house and commercial building that previously occupied the site have been demolished.

The Planning Board has no objection to approval of the application as submitted.

Planning Board members voting in favor of the motion to send a letter to the Common Council finding no objection to approval of Site Plan and Special Permit application: J. Ioris, A. Cabrera, L. Morris, S. Russell, and V. Yadhati (6); Opposed: None (0); Recused: J. Kirkpatrick (1); Absent: L. Oliva (1).

Respectfully submitted,

JOHN IORIS

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June 28, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: COLOMBIAN HOUSE RESTAURANT – 175 MAIN STREET – SPECIAL USE
PERMIT FOR AN ACCESSORY CABARET

At a special meeting of the Planning Board on June 27, 2023, the Board considered the application filed on behalf of FEDA Restaurant Corp., for a Special Use Permit for an Accessory Cabaret at Colombian House Restaurant, located at 175 Main Street.

The Board has no objection to approval of the Special Use Permit for an Accessory Cabaret at Colombian House Restaurant.

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 Outdoor Dining: J. Ioris, A. Cabrera, J. Kirkpatrick, L. Morris, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: V. Yadhati (1).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

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June 28, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: CANTINA TACO AND TEQUILA RESTAURANT – 166A MAMARONECK
AVENUE – SPECIAL USE PERMIT FOR OUTDOOR DINING

At a special meeting of the Planning Board on June 27, 2023, the Board considered the application made by Mr. John Tsolomitis, on behalf of Casa Tacos Corp., for a Special Use Permit for Outdoor Dining at Cantina Taco and Tequila Restaurant, located at 166A Mamaroneck Avenue.

The Board has no objection to approval of the Special Permit for Outdoor Dining.

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 Outdoor Dining: J. Ioris, A. Cabrera, J. Kirkpatrick, L. Morris, L. Oliva, and S. Russell (6); Opposed: None (0); Absent: V. Yadhati (1).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

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June 21, 2023

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: THE SOURCE – 1 MAPLE AVENUE – SITE PLAN AND SPECIAL PERMIT
AMENDMENT FOR SIGNAGE

At its June 20, 2023 meeting, the Planning Board considered the application submitted by HUSPP Bloomingdale Road, LLC, the new owners of One Maple Avenue, requesting an amendment to the Special Permit and Site Plan to allow signage changes and additions.

The Planning Board has no objection to approval of the application as submitted.

Planning Board members voting in favor of the motion to send a letter to the Common Council finding no objection to approval of application for an amendment to the Site Plan and Special Permit: J. Ioris, A. Cabrera, J. Kirkpatrick, L. Morris, S. Russell, and V. Yadhati (6); Opposed: None (0); Absent: L. Oliva (1).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

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