

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF JUNE 21, 2022**

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

MEMBERS ABSENT: Sarina Russell

CB REPRESENTATIVE: None

COMMON COUNCIL: None

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

NEXT MEETING OF THE BOARD

The Planning Board's July 19, 2022 meeting was announced.

ADOPTION OF MAY 17 2022 MEETING MINUTES

The minutes of the May 17, 2022 meeting were adopted.

SCHEDULE PUBLIC HEARINGS

(101-22) **26 New York Avenue**; R1-7.5 Zoning District – **Two Lot Subdivision**.

Charles Phillips, Owner, appeared before the Board to present the two-lot subdivision of 26 New York Avenue. Following the subdivision, the lots will be 0.5 and 0.39 acres and will both be compliant with zoning.

The Board had no further questions or comments.

Ms. Oliva made a motion to schedule a Public Hearing for the July meeting of the Board, Mr. Gruenfeld seconded, the motion carried unanimously.

(225-22) **9 Lakeview Drive**; R1-5 Zoning District – **Site Plan Amendment for a 2nd Story House addition**. Environmentally Sensitive Site.

Lee Brady, Owner, appeared before the Board to present the site plan amendment for a second story home addition at 9 Lakeview Drive. The property is considered environmentally sensitive due to the presence of steep slopes near the property's lot line. The proposed amendments will not encroach on the slopes.

Mr. Gruenfeld asked what changes would be made to the property, most of the addition will be added above existing impervious surface with a small bump out required to connect the garage to the house.

Ms. Oliva asked where building materials would be stored during construction, requesting that they not be located near the steep slopes.

Ms. Cabrera made a motion to schedule a Public Hearing for the July meeting of the

Board, Ms. Oliva seconded, the motion carried unanimously.

(226-22) **138 Rosedale Avenue; R1-7.5 Zoning District – Site Plan Amendment for a Patio.** Environmentally Sensitive Site.

Adrien DeVita, Architect, appeared before the Board to present the site plan amendment for a back patio addition at 138 Rosedale Avenue. The property is considered environmentally sensitive due to the presence of steep slopes.

The Planning Board previously approved the site plan; the original plan featured a 15' by 25' concrete patio and substantial regrading at the back of the property that was not completed during construction. The proposed amendment has an expanded patio, additional retaining walls and screening along the property line. The patio expansion will require some grading and filling, including chipping rock.

Ms. Cabrera asked how much larger the patio will be. The existing concrete would be removed and replaced with pavers; the overall patio will be expanded by 2'.

Ms. Oliva was concerned over proposed disturbance to the steep slopes and would like to see the patio moved towards the grassy area.

Mr. Gruenfeld asked how the site's stormwater would be managed. The existing drainpipes will remain. The new patio will be made up of pavers instead of impervious concrete. Mr. Gruenfeld would prefer that the patio be located in an area with less disturbance to the steep slopes.

Mr. Kirkpatrick requested that the Board conduct a site visit of the property.

Mr. Ioris asked to see the differences between the approved and as-built plans.

Mr. Kirkpatrick made a motion to schedule a Public Hearing for the July meeting of the Board, Ms. Cabrera seconded, the motion carried unanimously.

(233-22) **15 Gilbert Place; R1-5 Zoning District – Site Plan Amendment for Deck Replacement and Expansion.** Environmentally Sensitive Site.

Adam Goosen, appeared before the Board to present the site plan amendment for a deck replacement and expansion at 15 Gilbert Place. The property is considered environmentally sensitive due to the presence of steep slopes at the back of the property. The proposed amendments will not encroach on the slopes.

The existing 12' by 12' deck will be removed and replaced with a slightly larger 12' by 20' deck. Two footings will be added to support the additional 50 square feet.

The Board had no further questions or comments.

Mr. Gruenfeld made a motion to schedule a Public Hearing for the July meeting of the Board, Ms. Cabrera seconded, the motion carried unanimously.

PUBLIC HEARINGS

(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.

No changes have been made to the plans.

The Board had no further comments.

No public comments were received.

Ms. Oliva made a motion closing the public hearing, Ms. Cabrera seconded; Mr. Gruenfeld made a motion to declare the Planning Board Lead Agency for this Type I Action, Ms. Cabrera seconded; Ms. Cabrera made a motion to approve the environmental findings as presented, Mr. Gruenfeld seconded; Ms. Oliva made a motion to approve the project, Mr. Gruenfeld seconded; all motions passed unanimously.

(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 updated site plans 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.

Mr. Kirkpatrick preferred the originally submitted design.

Mr. Gruenfeld pointed out that the Board did not have enough time to review the new plans prior to the meeting.

Ms. Oliva did not feel comfortable moving forward with the new plans without proper time to see them. Ms. Oliva would be interested in seeing an alternative with the home pulled closer to the front of the property and reduced disturbance.

Mr. Ioris and Ms. Cabrera would like to see the home pulled away from the street and seek clarification on the level of disturbance for both plans.

Public Comment:

Laura Harrison, 116 Woodcrest Avenue (adjacent property), expressed concern over the development of 126 Woodcrest - explaining that the woodland and wildlife in the area are too valuable to disturb and that construction activity in the area may be detrimental to the neighborhood given the age of the surrounding homes.

James Harrison, 116 Woodcrest Avenue (adjacent property), added that the area has

consistently had issues with flooding, issues that did not go away until the City intervened and regraded land on and around the property.

John Migliacho, President of the Woodcrest Heights Homeowners Association, brought to the Board's attention that this hearing was not properly noticed. Mr. Migliacho also stated that too much land disturbance is proposed in the steep slope area, adding that construction activities will generate additional traffic congestion and block fire trucks and school buses.

Vivian Alemani, 1 Woodale Place, asked how construction activities will affect the existing homes located on Highview Place.

Mr. Ioris added that the Board's mission is to balance the development rights of the property owner with the protection of environmentally sensitive features.

The applicant noted that they are aware of the property's challenges and will bring a drainage expert to the next hearing. The Building Department will provide confirmation that the retaining wall heights and overall heights are compliant.

Mr. Kirkpatrick made a motion to adjourn the public hearing, Ms. Cabrera seconded. The motion carried unanimously.

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

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.

The applicant looked into driveway alternatives but they would increase disturbance to the sites environmentally sensitive features or create more impervious surface. The driveway as proposed would result in less impervious surface on Lot I.

The site distance from the proposed driveway is adequate for that segment of Mamaroneck Avenue; Westchester County will review prior to final approval. The driveway will need to be relocated prior to filing the subdivision.

Mr. Kirkpatrick asked if a common driveway utilizing the existing driveway would be feasible. No, the slope is too steep for current regulations, would require additional cutting and approval by the Department of Public Works.

No public comments were received.

Ms. Oliva made a motion to adjourn the public hearing, Mr. Gruenfeld seconded. The motion carried unanimously.

OTHER

- (227-22) **7 Saxon Woods Park Drive**; R1-7.5 Zoning District – **One Year Extension of a Site Plan Approval**. Environmentally Sensitive Site.

LeVonn Gilbert, owner, appeared before the Board to request a one-year extension for site plan approval at 7 Saxon Woods Park Drive. No changes have been made to the project.

Ms. Oliva made a motion to extend the approval for one year, Ms. Cabrera seconded, the motion passed unanimously.

- (228-22) **60 South Broadway**; CB-3 Zoning District – **One Year Extension of the Subdivision Approval**.

Neil Alexander, Attorney, appeared before the Board to request a one-year extension for subdivision approval at 60 South Broadway. No changes have been made to the project.

Mr. Gruenfeld asked when construction activities would begin. The developer has nearly completed their other multi-family residential development in White Plains and can move forward with this development once leasing at the other project begins.

Ms. Cabrera made a motion to extend the approval for one year, Mr. Gruenfeld seconded, the motion passed unanimously.

- (230-22) **Verizon Wireless** – 333 Hall Avenue; R1-5 Zoning District – **Special Permit Amendment / Eligible Facilities Request**

Michael Sheridan, Attorney, appeared before the Board to present the Special Permit Amendment/Eligible Facilities Request. Nine antenna are proposed to be replaced with 12 antenna at 333 Hall Avenue. The replacement antenna will be placed at the same height as the existing.

Mr. Gutekunst stated that the property owner, the City of White Plains, had not received a request from the applicant to make this application.

The Board had no comments.

Mr. Gruenfeld made a motion to approve the Special Permit Amendment/Eligible Facilities request with the condition that the applicant notify the property owner of the application, Mr. Kirkpatrick seconded, the motion passed unanimously.

- (231-22) **Verizon Wireless** – 111 Main Street (the Verizon Building); CB-4 Zoning District – **Special Permit Amendment / Eligible Facilities Request**

Michael Sheridan, Attorney, appeared before the Board to present the Special Permit Amendment/Eligible Facilities Request. Eight antenna are proposed to be replaced with 16 antenna at 111 Main Street. The replacement antenna will located behind light screening.

The Board had no comments.

Mr. Gruenfeld made a motion to approve the Special Permit Amendment/Eligible Facilities request, Ms. Cabrera seconded, the motion passed unanimously.

(232-22) **Sprint Wireless – 125 Westchester Avenue (Westchester Mall); B-6 Zoning District - Special Permit Amendment / Eligible Facilities Request**

Michael Sheridan, Attorney, appeared before the Board to present the Special Permit Amendment/Eligible Facilities Request. Four antenna are proposed to be replaced with 12 antenna at 125 Westchester Avenue. The replacement antenna will located behind the parapet of the mall near the top level of the parking area.

The Board had no comments.

Ms. Oliva made a motion to approve the Special Permit Amendment/Eligible Facilities request with the condition that the applicant receive signoff from the Department of Public Works, Ms. Cabrera seconded, the motion passed unanimously.

(229-22) **Living Word Christian Church – 1236 Mamaroneck Avenue; R1-12.5 Zoning District – One Year Extension of Site Plan Approval.** Common Council referral.

No representatives appeared before the Board to request a one-year extension for site plan approval at 1236 Mamaroneck Avenue for Living Word Christian Church. No changes have been made to the project.

Mr. Kirkpatrick made a motion to send a letter to the Common Council stating no objection to extending the approval for one year, Ms. Oliva seconded, the motion passed unanimously. The Board's letter to the Council is attached hereto.

Ms. Oliva made a motion to close the meeting; Ms. Cabrera seconded, the motion carried unanimously. The meeting adjourned just after 9:00 PM.



PLANNING BOARD

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June 22, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: LIVING WORD CHRISTIAN CHURCH - 1236 MAMARONECK AVENUE – ONE
YEAR EXTENSION OF THE APPROVED SITE PLAN AMENDMENT TO
CONSTRUCT A TWO-STORY BUILDING ADDITION

At its June 21, 2022 meeting, the Planning Board considered the request by Living Word Christian Church for an extension of the approval of a site plan amendment for construction of a two-story addition at the rear of the existing building, with 3,370 square feet on the first floor for classroom space, and 610 square feet on the second floor for offices.

The Planning Board has no objection to the extension as requested.

Planning Board members voting in favor of a motion to send a letter to the Common Council stating no objection to approval of the one year extension: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva and J. Kirkpatrick (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