

**WHITE PLAINS PLANNING BOARD
MINUTES FOR MEETING OF JULY 16, 2019**

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

MEMBERS ABSENT: None

CB REPRESENTATIVE: None

COMMON COUNCIL: None

STAFF MEMBERS: Arthur Gutekunst, Senior Assistant Corporation Counsel
Christopher Gomez, Commissioner of Planning
Luis Saiz, R.A., Plan Examiner, Building Department
Eileen McClain, Secretary
Katherine Crawford, Planning Department

NEXT MEETING OF THE BOARD

The August 20, 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 June 18, 2019 meeting minutes; Mr. Payne seconded the motion, and it carried unanimously. Ms. Cabrera abstained from the vote.

SCHEDULE PUBLIC HEARINGS

(103-19) **1 Sterling Avenue**; R2-4 Zoning District – **Three Lot Subdivision**. Environmentally Sensitive Site.

Steve Dallal, the project's developer and Paul Berte, engineer, appeared before the board to present the proposed 3 lot subdivision in the R2-4 Zoning District. The property is considered environmentally sensitive due to steep slopes located throughout. A long vacant single family home is present on the property, situated on the corner of Sterling Avenue and Orchard Parkway. 1 Sterling has been the location of nefarious activity for the past several years.

As proposed, the existing driveway, perimeter retaining wall and several specimen trees are will remain on the site following the development of the subdivided lots.

A public hearing was scheduled for the August meeting of the board.

(226-19) **1 Sterling Avenue – Lot 1**; R2-4 Zoning District – **Site Plan Application for a Two Family House**. (Frontage on Orchard Parkway) Environmentally Sensitive Site.

Steve Dallal, the project's developer and Paul Berte, engineer, appeared before the board to present Lot 1 of the 1 Sterling subdivision. A two-family home with frontage on Orchard Parkway is proposed for the site. As proposed, the site plan avoids development on steep slope areas, preserves specimen trees and the existing perimeter retaining wall.

The existing driveway on Lot 3 will remain and be extended to serve Lot 1. An easement for the driveway and utilities will be required.

A public hearing was scheduled for the August meeting of the board.

- (227-19) **1 Sterling Avenue – Lot 2; R2-4 Zoning District – Site Plan Application for a Single Family House.** (Frontage on Sterling Avenue) Environmentally Sensitive Site.

Steve Dallal, the project's developer and Paul Berte, engineer, appeared before the board to present Lot 2 of the 1 Sterling subdivision. A single family home with frontage on Sterling Avenue is proposed for the site. As proposed, the site plan avoids development on steep slope areas, preserves specimen trees and the existing perimeter retaining wall.

A public hearing was scheduled for the August meeting of the board.

- (228-19) **1 Sterling Avenue – Lot 3; R2-4 Zoning District – Site Plan Application for a Two Family House.** (Frontage on Sterling Avenue) Environmentally Sensitive Site.

Steve Dallal, the project's developer and Paul Berte, engineer, appeared before the board to present Lot 3 of the 1 Sterling subdivision. A two-family home with frontage on Sterling Avenue is purposed for the site. As proposed, the site plan avoids development on steep slope areas, preserves specimen trees and the existing perimeter retaining wall.

The existing driveway on Lot 3 will remain and be extended to serve Lot 1. An easement for the driveway and utilities will be required.

A public hearing was scheduled for the August meeting of the board.

PUBLIC HEARINGS

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

The hearing was adjourned until the August hearing of the Board.

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

Charles Tsetsekas, a member of the development team, presented the proposed townhomes at 43 Holland Avenue. The property has frontage on North Broadway and Holland Avenue. The project received an approval that lapsed September 20, 2017.

No changes have been made to the project, other than responses to comments received from the City's Department of Public Works.

No public comments were received.

Ms. Oliva 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 Type 1 Action, Mr. Gruenfeld seconded; Ms. Russell made a motion to adopt the environmental findings, Mr. Payne seconded; Ms. Russell made a motion to approve the project with DPW comments, Mr. Gruenfeld seconded; all motions carried unanimously.

(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. Steep slopes are present on the site, designating the property as environmentally sensitive, however the proposed patio does not encroach the steep slope area. The patio will be 30' x 35'.

Chester Moss, neighbor, appeared before the board to ask what the environmental impact of the patio will be on the surrounding properties, citing flooding and drainage issues on neighboring properties. The City's DPW has required the applicant to install a stormwater detention system to ensure no increase runoff or impacts to surrounding properties. Mr. Moss also asked if there will be any other structures built on the concrete patio. No, the patio is intended for patio use.

Ms. Oliva made a motion to close the hearing, Mr. Gruenfeld seconded; Ms. Russell made a motion to declare the Planning Board as Lead Agency for this Type 1 Action, Ms. Cabrera seconded; Ms. Russell made a motion to adopt the environmental findings, Mr. Payne seconded; Ms. Russell made a motion to approve the project, Ms. Cabrera seconded; all motions carried unanimously.

OTHER

(229-19) **T-Mobile Northeast LLC – 170 Grand Street; CB-4 Zoning District - New Cellular Antenna Installation.**

David Kenney, Attorney, appeared before the Board to present the proposed cellular antenna to be located on the roof of the structure located at 170 Grand Street.

There are several similar non-stealth antenna located on the roof of 170 Grand. The proposed antenna will not be any taller than the existing chimney on the roof.

The proposed antenna is an eligible facility, but will require a building permit and will be reviewed by the Department of Public Works before installation.

Ms. Cabrera made a motion to approve the antenna, Ms. Oliva seconded, the motion carried unanimously.

(230-19) **6-8 Chester Avenue – One Year Extension of Site Plan Approval for an Office Building.** Common Council referral.

Bill Null, Attorney, appeared before the Board to request a 1-year site plan extension for an office building located at 6-8 Chester. No changes to the approved plan have been made. Demolition has been completed, however substantial construction has not begun.

Ms. Russell made a motion to send a letter of no objection to the Common Council, Mr. Payne seconded; the motion carried unanimously.

- (231-19) **La Botte Ristorante** – 14 Martine Avenue (former Pizzeria Uno space) – **Special Permit for Outdoor Dining.** Common Council referral.

Ed Swaby, Architect, appeared before the Board to present the special permit for outdoor dining at 14 Martine Avenue. 36 seasonal seats are proposed, similar to the previous tenant's outdoor dining configuration.

There is off-street parking provided by the building.

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

- (232-19) **250 Mamaroneck Avenue** (former YMCA) – **Special Permit and Site Plan for a Mixed-Use Building with 177 apartments, 1,900 sf of ground level retail, and 268 parking spaces.** Common Council referral.

Janet Giris, Attorney, appeared before the Board to present the site plan and special permit request for a mixed use development at the current YMCA site. The project, as proposed includes 177 units, 1,900 square feet of ground level retail space, and 268 parking spaces to

be located underground. The project is comprised of 16 studios, 97 one bedrooms, 52 two bedrooms, and 12 three bedrooms.

The Zoning Board of Appeals has granted two variances for the front and rear yard setbacks.

The project boasts an active streetscape, mix of building materials and enhanced landscaping to provide a transition from the urban character of Mamaroneck Avenue to the residential neighborhood to the south.

Ms. Oliva asked if this project could do more with regard to sustainability and energy efficiency. Something like solar panels cannot be provided due to economic constraints. Ms. Oliva also asked if the project includes any public open space. No, the property owner attempted to purchase adjacent properties for additional amenities, but acquiring the properties was not economically feasible.

Mr. Gruenfeld asked how this development will work with the recent Con Edison gas moratorium. The project was in before the deadline and has an advantage since the YMCA gas uses are similar to the requirements of the new project.

Mr. Gruenfeld made a motion to send a letter recommending approval of the project to the Common Council, Ms. Cabrera seconded; the motion carried unanimously.

- (233-19) **37 Dekalb Avenue** – **Special Permit and Site Plan for re-use and expansion of the former nursing home building for 21 apartments and 21 parking spaces.** Common Council referral.

Bill Null, Attorney, appeared before the Board to present the site plan for the property located at 37 DeKalb Avenue. The applicant recently petitioned the City to allow the adaptive reuse of

non-conforming properties, regarding use and dimension, in the R2-2.5 district by way of Special Permit.

The former nursing home will be adaptively reused to provide 21 units and 21 parking spaces at the long-vacant structure. As proposed, the project will create 5 studios, 12 one bedrooms units and 4 two bedroom units. A partial third floor with glass façade will be added to the structure. Solar panels will be installed on the roof.

Mr. Gruenfeld expressed favorability of the design and Ms. Cabrera felt that the proposed site plan is much more favorable over exiting site conditions.

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

Ms. Cabrera made a motion to close the meeting, Ms. Russell seconded; the motion carried unanimously. The meeting ended just before 8:30 pm.



PLANNING BOARD

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

(914) 422-1300 · FAX: (914) 422-1301

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COMMISSIONER OF PLANNING

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DEPUTY COMMISSIONER

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SECRETARY

July 17, 2019

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: LA BOTTE RISTORANTE – 14 MARTINE AVENUE – SPECIAL PERMIT
FOR OUTDOOR DINING

At its July 16, 2019 meeting, the Planning Board considered the application made by La Botte Ristorante, requesting approval of a Special Permit for Outdoor Dining on the property at 14 Martine Avenue. The previous restaurant in the space had outdoor dining in the same area as proposed by the applicant.

The Planning 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 granting approval of the Special Permit for Outdoor Dining: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, R. Payne, and S. Russell (5); Opposed: None (0); Absent: None (0). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



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July 17, 2019

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 6-8 CHESTER AVENUE – ONE YEAR EXTENSION OF THE SITE PLAN
APPROVAL FOR AN OFFICE BUILDING

At its July 16, 2019 meeting, the Planning Board considered the application made by Chester WP, LLC, requesting a one year extension of the site plan approval for development of an office building at 6-8 Chester Avenue. The structures on the site have been demolished, but substantial construction has not been completed; therefore, an extension of the approval by the Common Council must be obtained by the applicant.

No changes are proposed to the approved plan and there have been no zoning changes in the past year that would impact this project site.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to granting a one year extension of the site plan approval: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, R. Payne, and S. Russell (5); Opposed: None (0); Absent: None (0). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
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July 17, 2019

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 37 DEKALB AVENUE – SPECIAL PERMIT AND SITE PLAN FOR
RE-USE AND EXPANSION OF THE FORMER NURSING HOME
BUILDING FOR 21 APARTMENTS AND 21 PARKING SPACES

At its July 16, 2019 meeting, the Planning Board considered the application made by 37 Dekalb Owner, LLC, to allow adaptive re-use and modification of an existing two-story building for multi-family housing with 21 apartments and 21 parking spaces.

The Planning Board recommends approval of the Special Permit and Site Plan finding the project to be a good use of the building.

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

Respectfully submitted,

JOHN IORIS
John Ioris, Chairman
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July 17, 2019

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 250 MAMARONECK AVENUE – SPECIAL PERMIT AND SITE PLAN FOR A MIXED-USE BUILDING WITH 177 APARTMENTS, 1,900 SQUARE FEET OF GROUND LEVEL RETAIL, AND 268 PARKING SPACES

At its July 16, 2019 meeting, the Planning Board considered the application made by Southern Land Company, LLC, contract vendee for the property at 250 Mamaroneck Avenue, which proposes demolition of the YMCA buildings to allow for construction of a mixed-use building with 177 apartments, 1,900 square feet of ground level retail, and 268 parking spaces.

The Planning Board recommends approval of the Special Permit and Site Plan. The Board notes that, although the loss of an old downtown building is unfortunate, it is in a state of disrepair, and the new building will be an attractive addition to the downtown.

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

Respectfully submitted,

JOHN IORIS
John Ioris, Chairman
White Plains Planning Board