

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF JULY 19, 2022**

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

MEMBERS ABSENT: Sarina Russell and Lynn Oliva

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 August 16, 2022 meeting was announced.

ADOPTION OF JUNE 21 2022 MEETING MINUTES

The minutes of the June 21, 2022 meeting were adopted.

SCHEDULE PUBLIC HEARINGS - None

PUBLIC HEARINGS

(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.

The proposal shows no change to the house itself, the retaining walls have been moved away from the easement located at the back of the property and the staircase was narrowed to lessen the overall disturbance to the site. The applicant chose not to move the home back away from the street or closer to the street as neither alternative would lessen the impact of the development. The applicant provided a visual analysis that shows the development will not affect the site lines from the homes located on the road above.

The Building Department indicated that the retaining wall heights and overall heights are zoning compliant. The Board is awaiting comments from the Conservation Board. The Board was able to conduct a site visit since the June meeting.

Public Comment:

Allison Solin, 56 Sunset Drive, expressed concern over the age of trees to be removed, potential blasting on the property, and the impact construction activities would have on the homes who utilize Woodcrest Avenue as the only way to access their properties. Ms. Solin requested that the City consider purchasing the property as they have done with others in the area.

Robert Fisher, 131 Woodcrest Avenue, stated that a previous application had been denied at this location because a previous Planning Board deemed it unbuildable. Mr. Fisher also had concerns over the age of the trees to be removed and blasting concerns, many of the neighboring homes are of old brick construction.

Angela D'Ambrosio, 127 Woodcrest Avenue, discussed the previous site plan application that had been rejected by the Planning Board, citing danger to the homes above during construction activities. Ms. D'Ambrosio was also concerned over the threat to existing brick homes and additional erosion and stormwater runoff.

Laura Harrison, 116 Woodcrest Avenue (adjacent property), stated that the site is unsuitable for building, expressing concern over potential landslides. Ms. Harrison inquired about the protections to neighboring properties might be in place.

Nicholas Perri, 2 Hilldale Avenue, asked who would be monitoring the chipping, and what would happen if issues arise years down the road. Concern over additional runoff.

Delfie McGregor, 14 Daniels Place, thinks that the development of this site would be dangerous and disastrous to the area, and that the site should remain untouched.

Eric Ruff, 12 Hilldale Avenue, asked how City services such as school bus or fire truck access to the homes above during construction, as Woodcrest is the only available route to their homes.

Ms. McClain stated that there is no record of a previous Planning Board application for this property since 1989.

Mr. Saiz stated that the City of White Plains does not permit blasting on residential properties and that chipping would be the only type of rock removal permitted. Construction management plans are in place for any construction project. When removal of rock is involved, it is common to require the applicant to survey the foundations of neighboring properties before construction begins. City Building Inspectors will also be present.

Mr. Petrescu stated that the stormwater management proposed in connection with the site plan would improve the site's conditions.

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 application cannot be denied because the Board doesn't "like" the project. A single family home is a permitted use on this site.

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

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

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.

The project is awaiting comments from the Conservation Board.

Mr. Kirkpatrick had previously suggested a shared driveway between the two proposed lots. The applicant explained that this is unfeasible. Mr. Kirkpatrick asked if the applicant could request a variance to make the shared driveway work. DPW would likely not grant this request. Mr. Kirkpatrick requested that this be confirmed in writing by DPW.

No public comments were received.

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

(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.

Mr. Kirkpatrick made a motion to close the public hearing, Mr. Gruenfeld seconded; Ms. Russell made a motion to declare the Planning Board Lead Agency for this Unlisted Action, Mr. Gruenfeld seconded; Ms. Russell made a motion to approve the Environmental Finding as presented, Mr. Kirkpatrick seconded; Mr. Gruenfeld made a motion to approve the project, Ms. Russell seconded; all motions passed 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.

The Board had no further comments.

No one from the public wished to comment on this matter.

Ms. Russell made a motion to adjourn the hearing until the August meeting of the Board, Mr. Gruenfeld 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 unable to be 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.

Public Comment:

Chet Gottshall, 2 Manor Place (downhill neighbor), when this project was originally approved, Mr. Gottshall appeared before the Board to request modifications to the plan that would lessen the visual impacts on his property. The Board, applicant and Mr. Gottshall agreed to additional screening between the two properties as well as tiered fencing and retaining walls. Mr. Gottshall shared images of the as-built conditions and shared with the Board that the site's stormwater management is not sufficient and he frequently experiences flooding on his property. Mr. Gottshall requests that the patio not extend all the way to the property line to reduce the visual impacts of the additional patio on his property.

The applicant intends to screen the proposed concrete wall with stone façade and plantings.

Mr. Gruenfeld made a motion to adjourn the hearing until the October meeting of the Board, Ms. Russell 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 Board had no further comments.

No one from the public wished to comment on this matter.

Ms. Russell made a motion to adjourn the hearing until the August meeting of the Board, Mr. Gruenfeld seconded, the motion carried unanimously.

OTHER

- (235-22) **Archie Grand** – 166B Mamaroneck Avenue – **Special Use Permit for Outdoor Dining**. Common Council referral.

No representative for the Applicant appeared before the Board. The Board decided to move forward with the request.

Mr. Gruenfeld offered that this requirement seemed onerous for local businesses owners just to allow outdoor dining.

Chairman loris asked if there had been any complaints or problems at the subject property. No, there have not.

Mr. Gruenfeld made a motion to send a letter to the Common Council stating no objection to the granting of the Special Use Permit, Ms. Russell seconded, the motion passed unanimously. The Board's letter to the Council is attached hereto.

- (236-22) **Sundance Kitchen and Cantina** – 208 Mamaroneck Avenue – **Special Use Permit for Outdoor Dining**. Common Council referral.

No representative for the Applicant appeared before the Board. The Board decided to move forward with the request.

Chairman loris asked if there had been any complaints or problems at the subject property. The only issue had been the use of the back deck area for outdoor dining without proper permitting, no other issues were found.

Mr. Gruenfeld made a motion to send a letter to the Common Council stating no objection to the granting of the Special Use Permit, Ms. Russell seconded, the motion passed unanimously. The Board's letter to the Council is attached hereto.

- (237-22) **Cantina Taqueria and Tequila Bar** – 166A Mamaroneck Avenue – **Special Use Permit for Accessory Cabaret**. Common Council referral.

A representative for the Applicant appeared before the Board to request a Special Use Permit for Accessory Cabaret. It was explained that there are no live bands or DJs but the establishment elevates the music from 11 PM - 1 AM. The permit would protect the business from any issues.

Chairman loris asked if there had been any complaints or problems at the subject property. No issues were found.

Ms. Russell made a motion to send a letter to the Common Council stating no objection to the granting of the Special Use Permit, Mr. Gruenfeld seconded, the motion passed unanimously. The Board's letter to the Council is attached hereto.

- (238-22) **La Gianna**, 10 DeKalb Avenue; RM-0.35 Zoning District – **Site Plan Amendment for construction of a 3,000sf outdoor kitchen, dining areas, fire pits, and water feature.** Common Council referral.

David Verespia, L.A., appeared on behalf of the owner of La Gianna to present the site plan amendment for the outdoor space at 10 DeKalb Avenue. The amendment will permit the construction of a 3,000 square foot outdoor kitchen and dining area with fire pits, a water feature, and ADA accessibility. This will replace the current tenant amenity space that is underutilized.

Mr. Kirkpatrick asked how this design relates to the neighboring Hale Avenue development that is under construction. The applicant had not seen the site plans for that project.

Ms. Russell made a motion to send a letter to the Common Council stating no objection to the granting of the Site Plan Amendment, Mr. Kirkpatrick seconded, the motion passed unanimously. The Board's letter to the Council is attached hereto.

- (239-22) **AT&T Mobility** – 333 West Post Road – **Eligible Facilities Request to Upgrade Existing Facilities.**

Martin McGee, attorney, appeared before the Board to present the Eligible Facilities Request. Four antenna are proposed to be replaced with three antennas with newer technology at 333 West Post Road. The replacement antenna will be located behind existing screening.

The Board had no comments.

Secretary McClain offered that the RF emissions are higher than permitted and that the facility is currently in non-compliance.

Ms. Russell made a motion to approve Eligible Facilities request, subject to the conditions of the original approval, DPW conditions and compliance with FCC requirements Mr. Gruenfeld seconded, the motion passed unanimously.

- (240-22) **T- Mobile** – 199 Main Street – **Eligible Facilities Request to Upgrade Existing Facilities.**

Michael Sheridan, attorney, appeared before the Board to present the Eligible Facilities Request. No antenna changes are proposed at 199 Main Street, just relocation of existing antenna. This will result in three distinct uniform sectors and a relocated ladder.

The Board had no comments.

Ms. Russell made a motion to approve Eligible Facilities request, subject to the conditions of the original approval, DPW conditions and compliance with FCC requirements Mr. Gruenfeld seconded, the motion passed unanimously.

Ms. Russell made a motion to close the meeting; Mr. Gruenfeld seconded, the motion carried unanimously. The meeting adjourned just before 9:00 PM.



PLANNING BOARD

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SECRETARY

July 20, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: ARCHIE GRAND – 166B MAMARONECK AVENUE – SPECIAL USE PERMIT
FOR OUTDOOR DINING

At its July 19, 2022 meeting, the Planning Board considered the application made by Mr. Declan Rainsford for a Special Use Permit for Outdoor Dining at Archie Grand, located at 166B Mamaroneck Avenue.

The Board supports outdoor dining downtown and has no objection to approval of the Special Use Permit as requested.

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 Outdoor Dining at Archie Grand: J. Ioris, L. Gruenfeld, J. Kirkpatrick, and S. Russell (4); Opposed: None (0); Absent: A. Cabrera and L. Oliva (2). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



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SECRETARY

July 20, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: SUNDANCE KITCHEN AND CANTINA – 208 MAMARONECK AVENUE –
SPECIAL USE PERMIT FOR OUTDOOR DINING

At its July 19, 2022 meeting, the Planning Board considered the application made by Mr. Genaro Dominguez for a Special Permit for Outdoor Dining at Sundance Kitchen and Cantina located at 208 Mamaroneck Avenue.

The Board supports outdoor dining downtown, and has no objection to approval of the Special Use Permit for Outdoor Dining at Sundance Kitchen and Cantina.

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 Outdoor Dining at Sundance Kitchen and Cantina: J. Ioris, L. Gruenfeld, J. Kirkpatrick, and S. Russell (4); Opposed: None (0); Absent: A. Cabrera and L. Oliva (2). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board



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EILEEN J. McCLAIN, AICP
SECRETARY

July 20, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: CANTINA TAQUERIA AND TEQUILA BAR – 166A MAMARONECK AVENUE
– SPECIAL USE PERMIT FOR ACCESSORY CABARET

At its July 19, 2022 meeting, the Planning Board considered the application made by Mr. Genaro Dominguez for a Special Permit for Outdoor Dining at Sundance Kitchen and Cantina located at 208 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 downtown. 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 Outdoor Dining at Sundance Kitchen and Cantina: J. Ioris, L. Gruenfeld, J. Kirkpatrick, and S. Russell (4); Opposed: None (0); Absent: A. Cabrera and L. Oliva (2). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS
John Ioris, Chairman
White Plains Planning Board



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SECRETARY

July 20, 2022

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: LA GIANNA – 10 DEKALB AVENUE – SITE PLAN AMENDMENT FOR
EXTERIOR RECREATION TERRACE RENOVATION

At its July 19, 2022 meeting, the Planning Board considered the application for a site plan amendment to alter the recreation area in the side yard, which abuts the property at 97-111 Hale Avenue.

The applicant proposes to replace a miniature golf putting green with a 3,000sf outdoor kitchen, dining areas, fire pits, and water feature. The project also involves creating handicap accessibility to the recreation area.

Planning Board members voting in favor of a motion to send a letter to the Common Council stating no objection to the proposed site plan amendment: J. Ioris, L. Gruenfeld, J. Kirkpatrick, and S. Russell (4); Opposed: None (0); Absent: A. Cabrera and L. Oliva (2). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board