

**WHITE PLAINS PLANNING BOARD
ACTIONS TAKEN AT MEETING OF
FEBRUARY 21, 2017**

SCHEDULE NEXT MEETING OF THE BOARD

The next meeting of the Board was scheduled for March 21, 2017.

ADOPTION OF MINUTES

Minutes of the January 17, 2017 meeting – Adopted.

SCHEDULE PUBLIC HEARINGS

- (200-17) **100 Hillair Circle**; R1-20 Zoning District – **Site Plan Amendment for Grading.**
Environmentally Sensitive Site. Steep slopes and watercourse.

Public hearing scheduled for March 21, 2017

- (201-17) **23 Antony Road**; R1-7.5 and R1-12.5 Zoning Districts – **Site Plan Application for a Single Family House.** Environmentally Sensitive Site – Wetlands

Public hearing was not scheduled. The applicant was asked to submit a revised plan that reduces wetland setback encroachment. The Board will exercise its authority to allow front yard setback encroachment for the purpose of reducing environmental impact.

PUBLIC HEARINGS

None

OTHER

- (202-17) **1012 Hall Avenue**; R1-5 Zoning District – **Request for 25 foot front yard setback.**

Approved.

- (203-17) **Petition to Amend the Zoning Ordinance to Increase Height and Residential Density in the B-3 (Intermediate Business) Zoning District on lots Greater than 30,000 square feet, outside the Central Parking Area (CPA)** - Petitioner: Mount Hope AME Zion Church - 65 Lake Street. Common Council referral.

The Board finds the proposed amendment appropriate as to form and generally consistent with the Comprehensive Plan.

- (204-17) **440 Hamilton Avenue**; CB-3 and RM-0.4 Zoning Districts – **Site Plan Amendment to convert Existing Office Building into a Multi-Family Residential Development with Ground Floor Retail Space.** Applicant: AEPI, LLC. Common Council referral.

The Board recommends approval of the site plan.

- (205-17) **440 Hamilton Avenue and 400 Hamilton Avenue;** CB-3 and RM-0.4 Zoning Districts – **Site Plan Amendment to permit the joint use of fifty parking spaces.** Applicant: AEPI, LLC. Common Council referral.

The Board has no objection to the site plan amendment.

- (231-16) **Petition to: a) Amend the Zoning Ordinance to establish a new zoning district called “Planned Residential Development,”** a mixed residential district, including multi-family housing, graduate or professional school housing, and an assisted living/memory care facility; and **b) Amend the Zoning Map to change the zoning classification of the 16.04-acre parcel at 52 North Broadway from RM-1.5 to “Planned Residential Development” district.** Applicant: WP Development NB, LLC. Common Council referral.

The Board finds the draft Scope comprehensive, and offers no recommendations for changes.

ADJOURNED - NO DISCUSSION AT MEETING

- (100-16) **60 South Broadway** – CB-3 Zoning District – **Application for a 3 Lot Subdivision** to separate the development site into one lot for each residential tower and one lot for the retail/restaurant component of the project.
- (102-16) **283 Soundview Avenue;** R1-30 Zoning District – **Preliminary Four Lot Subdivision Application.** Applicant: Bobby Ben-Simon
- (244-16) **6 Brad Lane** – R1-12.5 District - **Site Plan Amendment for a Patio and Expanded Parking Area.** Environmentally Sensitive Site. Applicant Gelgis Espinal
- (234-16) **138 Rosedale Avenue;** R1-7.5 Zoning District – **Site Plan Application.** Environmentally Sensitive Site. Applicant: Ralph and Vito Forgione