

**WHITE PLAINS PLANNING BOARD  
ACTIONS TAKEN AT MEETING OF  
OCTOBER 18, 2016 – 7:00PM**

Next meeting of the Board was scheduled for November 15, 2016.

**ADOPTION OF MINUTES**

Minutes of September 20, 2016 meeting.

*Adopted as amended to add the following statements:*

*74 Coralyn – Some Board members expressed concern about siting the house too close to the Greenway as proposed in the revised plan. Those concerns also were expressed by the Environmental Officer and Conservation Board.*

*Zoning petition to create a Planned Residential Development District – Ms. Oliva recommended that open space be defined in the new district, noting that this would not set a precedent or change the definition of open space as it now exists in the Zoning Ordinance in general but would apply to this new zone only.*

**SCHEDULE PUBLIC HEARINGS**

(244-16) **6 Brad Lane – Site Plan Amendment for a Patio and Expanded Parking Area**

*Scheduling of public hearing postponed pending receipt of staff comments.*

(238-16) **T-Mobile – 235 South Lexington Avenue; RM-0.4 – Special Permit Amendment to Upgrade Facility.**

*Approval jurisdiction transferred to the Commissioner of Building pursuant to the Taxpayer Relief Act, subject to the standard approval conditions, and the condition that, if the FCC regulation is determined to be unconstitutional, the applicant must return to the Board for a full review.*

**PUBLIC HEARINGS**

(216-16) **74 Coralyn Avenue; R1-5 District – Site Plan Application for a Single-Family House.** Environmentally Sensitive Site.

*Public hearing opened. Alternative B, involving a 13-foot encroachment into the rear yard setback for a deck, was selected as the preferred development alternative. Adjourned to November 15, 2016.*

(233-16) **9-11 Edna Street; R1-5 Zoning District – Site Plan Application.** Environmentally Sensitive Site.

*The house was approved. The deck was not approved. The applicant must redesign the deck or seek area variances for it.*

(234-16) **138 Rosedale Avenue; R1-7.5 Zoning District – Site Plan Application.** Environmentally Sensitive Site.

*Adjourned to November 15, 2016, pending receipt of staff communications.*

**OTHER**

- (239-16) **The Prelude** Winbrook Phase I, LP - 301-303 Quarropas Street - **Site Plan Amendment** to create a drop off zone for residents, and add a security gate and signage for the parking area. Common Council referral.

*Board has no objection to approval.*

- (240-16) **The Pavilion** - 60 South Broadway **Extension of the Site Plan and Special Permit** approval Common Council referral. Applicant: Maple and Broadway Holdings, LLC

*Board has no objection to approval.*

- (241-16) **Petition to amend the Zoning Ordinance to add as a permitted use an Accessory Food Laboratory** on a parcel in the B-1 Zoning District, and Special "S" Zone, located at 100 Bloomingdale Road a/k/a 1 Maple Avenue. Common Council referral. Applicant: Danone Foods, Inc., and the Dannon Company, Inc.

*Board finds the proposed amendment appropriate as to form, recommends that the Common Council schedule a public hearing on the proposed amendment, and has no objection to the proposed amendment.*

- (242-16) **Proposed amendment to the Official Map of the City of White Plains to Eliminate 4,522sf of public right-of-way land on Maple Avenue between DeKalb Avenue and South Broadway.** Common Council referral.

*Board has no objection to the map change.*

- (243-16) **One DeKalb LLC - Site Plan Application for a 77 unit multi-family apartment building, and Special Permit to permit it to stand six stories high.** Common Council referral.

*The Board likes the project and has no objection to its approval by the Common Council.*

#### **ADDED ITEM**

Discussion about conducting an annual review of actions taken to implement strategies of the Comprehensive Plan.

*The Department of Planning will prepare a draft letter for the Planning Board's consideration, outlining how the strategies of the Comprehensive Plan have been incorporated into approvals granted by the City.*

#### **ADJOURNED - NO DISCUSSION AT MEETING**

- (257-15) **275-293 Central Avenue;** B-3 Zoning District – **Site Plan Amendment to Construct Retaining Walls in the Rear Yard.** (Legalization) Environmentally Sensitive Site. Applicant: Gisondi Family
- (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.
- (222-16) **1150 Mamaroneck Avenue;** R1-12.5 District – **Site Plan Application for a single-family house.** Environmentally Sensitive Site.