

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF JANUARY 17, 2017**

MEMBERS PRESENT: John Ioris, Justin Brasch, Anna Cabrera, John Durante, Lynn Oliva, Sarina Russell, and Jon Westlund

MEMBERS ABSENT: None

CB REPRESENTATIVE: Kim Holland

COMMON COUNCIL: None

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

SCHEDULE NEXT MEETING OF THE BOARD

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

ADOPTION OF MINUTES

Minutes of the December 20, 2016 meeting

SCHEDULE PUBLIC HEARINGS

None

PUBLIC HEARINGS

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

Ms. Oliva made a motion to re-open the public hearing; Ms. Cabrera seconded the motion, and it carried unanimously.

Mr. Ioris reviewed the history of the application, describing Alternative A, which impacts the onsite rock outcropping; and Alternative B, which places the house closer to The Greenway. He asked Mr. Gutekunst what is the primary responsibility of the Planning Board. Mr. Gutekunst responded that it must balance the preservation of environmentally sensitive features and impacts to views from The Greenway.

Mr. Durante stated that he didn't have a preference for one of the Alternatives, but that, if A is chosen, he favors allowing excavation of the rock.

Ms. Russell stated that she prefers Alternative A, because Alternative B is incompatible with the setbacks of other houses on Coralyn Avenue with respect to both front yards and rear yards. She also noted that there are fewer trees in that section of The Greenway.

Mr. Brasch stated a preference for Alternative A.

Mr. Westlund stated a preference for Alternative A.

Ms. Cabrera stated a preference for Alternative A.

Emilio Escaladas, P.E., R. A., and Kevin Mauro, the applicant's son, stated the applicant's preference for Alternative B, and provided photographs and maps of other properties along The Greenway that are visible from the walking path, and have structures that encroach into the rear yard setback. Ms. Oliva said that the encroachments do not occur in the portion of The Greenway in which the subject property is located, and she noted that the encroachments are historic, and predate dedication of The Greenway. Mr. Mauro said that a deck does not have the same mass as a house, so the visual impact will not be as great.

Ms. Cabrera said that the photographs convinced her that Alternative B is better.

Mr. Escaladas said that the house is modular and changes are not an option. Changes to the deck are possible. He said that the detriment to the homeowner of moving the house onto the rock outcropping is disproportionate to the benefit to The Greenway walkers.

Mr. Ioris said that he is more concerned about rock removal than visual impacts to The Greenway.

Mr. Westlund said that he walks The Greenway, and allowing the deck to encroach into the rear yard setback will put it closer to the walking trail, which will detract from the experience.

Mr. Durante said that an alternative would be to approve the house, but not the deck.

Commissioner asked the applicant if they have considered a patio instead of a deck, or relocating the deck to the side of the house. Mr. Escaladas noted that either option would limit utility.

Mr. Brasch suggested a larger deck on the side of the house, with a smaller deck on the rear.

A poll of the members was as follows: Ms. Oliva and Mr. Westlund opposed any encroachment into the rear yard setback; Mr. Durante favors Alternative B; Ms. Russell, Ms. Cabrera, Mr. Brasch, and Mr. Ioris supported a new option of allowing an 8' encroachment of the deck into the rear yard, instead of the proposed 13'-6". Mr. Ioris added that he would support deck that wraps to the side of the house as well.

Ms. Russell made a motion to: close the public hearing; declare the Planning Board the Lead Agency for this Type I Action; and adopt the Environmental Findings Resolution as amended to reflect the modified Alternative B, with the reduced deck that will not project more than 8 feet into the rear yard setback. Mr. Brasch seconded the motion, and it was carried by affirmative votes of Mr. Ioris, Mr. Durante, and Ms. Cabrera. Mr. Westlund and Ms. Oliva opposed the motion.

Ms. Russell made a motion to approve the Alternative B site plan, modified with the condition that the deck encroaches no more than eight feet into the rear yard setback, and that five 12-foot to 14-foot Norway spruces be planted along the rear property line. Ms. Cabrera seconded the motion, and it was carried by affirmative votes of Mr. Ioris, Mr. Durante, and Mr. Brasch. Mr. Westlund and Ms. Oliva opposed the motion.

OTHER

- (248-16) **Petition to: Amend the Zoning Ordinance to establish a new zoning district called “Transit Development -1” (TD-1)** , a mixed use district situated near a transit hub; and b) **Amend the Zoning Map** to change the zoning classification of the 3.74-acre parcel **at 200 Hamilton Avenue (The White Plains Mall) from B-2 to Transit Development - 1 district.** Applicant: W.P. Mall Realty LLC. Common Council referral.

William Null, attorney, stated that he presented the petition in December, and that the TD-1 district was designed using CB-3 and CB-4 regulations, and establishes design guideline, and considered the Transit District Study recently completed by the City.

Ms. Russell asked if the courtyard will be covered. Mr. Null responded yes.

Mr. Brasch said that open space should be visible at the pedestrian level, and he asked why it is 24 feet above grade. Mr. Null explained that it will be built on top of the parking structure, and that it can be reached directly through the food court off of Cottage Place, without walking up two stories. He said the open space would occupy 1/3 of the building footprint. The elevation allows more contiguous space, which allows programming of the area.

Ms. Oliva asked that the wind and shadow studies analyze impacts on the proposed public open space, that the hours of public access be defined, including the continuing obligations of successive owners of the project. She said that she likes the transparent corners of the conceptual buildings.

Mr. Durante asked about solid waste management and truck circulation.

Mr. Westlund made a motion to send a letter to the Common Council noting the comments of the Board; Ms. Cabrera seconded the motion, and it carried unanimously.

The Planning Board's letter to the Common Council is attached hereto.

- (251-16) **Dannon Company, Inc.**, - 100 Bloomingdale Road (a/k/a 1 Maple Avenue) - **Special Permit for accessory food laboratory and Site Plan Amendment for Headquarters.** Common Council referral.

Seth Mandelbaum, attorney, noted that he appeared before the Planning Board in October on referral for the Zoning Ordinance amendment that would allow the proposed use, which was approved by the Common Council. Now, the project requires site plan approval and special permit approval.

Phillip Weiner described the project. Tim Beechak described the signage. Karen Goldstick described the lighting.

Mr. Westlund asked whether a shuttle service to the transit center has been considered for those of the 400 employees of the facility who use public transit. The applicant hopes to coordinate van shuttles with the Crown Plaza or other large employers.

Ms. Russell asked about deliveries. 1 to 2 milk deliveries per week for small batch production.

Danone will operate during regular business hours.

Ms. Oliva said that the Maple Avenue frontage is an improvement over existing conditions.

Ms. Cabrera made a motion to send a letter to the Common Council noting the comments of the Board; Mr. Westlund seconded the motion, and it carried unanimously.

The Planning Board's letter to the Common Council is attached hereto.

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.
- (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
- (101-16) **283 Soundview Avenue**; R1-30 Zoning District – **Preliminary Four Lot Subdivision Application**. Applicant: Bobby Ben-Simon



PLANNING BOARD

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LINDA PUOPLO
DEPUTY COMMISSIONER

EILEEN McCLAIN
SECRETARY

January 25, 2017

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: PETITION TO: AMEND THE ZONING ORDINANCE TO ESTABLISH A NEW ZONING DISTRICT CALLED “TRANSIT DEVELOPMENT-1” (TD-1), A MIXED USE DISTRICT SITUATED NEAR A TRANSIT HUB; AND B) AMEND THE ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF THE 3.74-ACRE PARCEL AT 200 HAMILTON AVENUE FROM B-2 NEIGHBORHOOD BUSINESS DISTRICT TO TD-1 TRANSIT DEVELOPMENT-1 DISTRICT

At its January 17, 2017 meeting, the Planning Board continued its review of the petition to: amend the Zoning Ordinance to establish a new zoning district called “Transit Development-1” (TD-1), a mixed use district situated near a transit hub; and b) amend the Zoning Map to change the zoning classification of the 3.74-acre parcel at 200 Hamilton Avenue from B-2 Neighborhood Business district to TD-1 Transit Development-1 district.

The Board requests that the Draft Environmental Impact Statement (DEIS) include shadow and wind analyses, and that those analyses describe impacts on the proposed public open space. The Board also wants the DEIS to include a description of the access to, and hours of operation of the proposed one-acre open space, and the continuing obligation of future owners to provide access and maintenance. The Board will offer additional comments when it reviews the DEIS upon referral by the Common Council.

Planning Board members voting in favor of the motion to send the above comments to the Common Council: J. Ioris, A. Cabrera, J. Brasch, J. Durante, L. Oliva, S. Russell, and J. Westlund (7); Opposed: None (0); Absent: None (0).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



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January 25, 2017

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: DANONE COMPANY, INC., - 100 BLOOMINGDALE ROAD (A/K/A 1 MAPLE AVENUE) - SPECIAL PERMIT FOR ACCESSORY FOOD LABORATORY AND SITE PLAN AMENDMENT FOR HEADQUARTERS

At its January 17, 2017 meeting, the Planning Board considered the application by Danone Company, Inc., to amend the site plan for The Source Mall to create additional floor space for offices, and to operate an accessory food laboratory on the first floor.

The Planning Board recommends approval of the application, and finds that visibility into the ground floor space along Maple Avenue will enhance the pedestrian experience.

Planning Board members voting in favor of the motion to recommend approval of the application: J. Ioris, A. Cabrera, J. Brasch, J. Durante, L. Oliva, S. Russell, and J. Westlund (7); Opposed: None (0); Absent: None (0).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board