

**WHITE PLAINS PLANNING BOARD  
MINUTES FOR THE MEETING OF JANUARY 19, 2016**

MEMBERS PRESENT: Michael Quinn, Anna Cabrera, John Durante, John Ioris, Lynn Oliva, Robert Stackpole,

MEMBERS ABSENT: Jon Westlund

CB REPRESENTATIVE: None

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

The February 16, 2016 Planning Board meeting was rescheduled to February 23, 2016

**ADOPTION OF MINUTES**

Ms. Oliva made a motion to approve the September 17, 2015 meeting minutes; Mr. Stackpole seconded the motion, and it carried. Mr. Durante abstained from the vote.

Ms. Cabrera made a motion to approve the October 20, 2015 meeting minutes; Mr. Ioris seconded the motion, and it carried. Messrs. Stackpole and Durante abstained from the vote.

Mr. Stackpole made a motion to approve the November 17, 2015 meeting minutes; Ms. Cabrera seconded the motion, and it carried. Mr. Durante abstained from the vote.

Mr. Stackpole made a motion to approve the December 15, 2015 meeting minutes, with the addition of a noted that the White Plains Rural Cemetery is listed on the State and National Registers of Historic Places; Mr. Ioris seconded the motion, and it carried. Ms. Cabrera abstained from the vote.

**SCHEDULE PUBLIC HEARINGS**

None

**PUBLIC HEARINGS**

None

**OTHER MATTERS**

(255-15) **Petition to amend the Zoning Ordinance Schedule of Dimensional Regulations (Section 5.3) to Add a New Note jj, which will eliminate the CB-1 district requirement of 500 square feet of lot area per dwelling unit when a project is proposed in an existing building.** Common Council referral. Applicant: Esplanade of White Plains Venture Partnership

Commissioner Gomez reviewed the Planning Department staff report on the applicability of the zoning amendment to other sites in the CB-1 district.

David Steinmetz, attorney, presented the proposed amendment and described the project. He noted that 91 units would be allowed under current zoning, and that the proposed project includes 212 units, which will replace the 311 hotel rooms. If limited to 91 units, it would consist of 3 and 4 bedroom units, which are not in demand in the downtown. Mr. Durante requested a comparison of the number of people that would be generated by 212 units, as proposed, and 91 3- and 4-bedroom units.

There was discussion about whether the City has considered the maximum buildout of the downtown, and the impact on infrastructure, roadways, recreational resources, and public services, including schools.

Mr. Stackpole said that recently completed project did not include the green features that were presented during the project review process.

Chris Pallella, R.A. described the open space and recreation amenities for the future residents of the building. The Board asked the applicant to consider options for publicly accessible open space. Mr. Steinmetz noted that the developer will make a payment of a fee in lieu of recreation space.

Commissioner Gomez noted that the project will be subject to a SEQR review, which will include an analysis of cumulative impacts, adding that even "as of right" proposals must demonstrate the adequacy of the public resources that will be impacted.

Mr. Stackpole said that an empirical cumulative impact analysis is needed, and that no one is looking at the long term viability of the core downtown area along Mamaroneck Avenue.

Ms. Oliva added that the change of use from office to residential in the downtown should have the positive impact of reducing traffic.

Mr. Ioris stated that residents in the downtown will alleviate blight, and that any moratorium on development would be bad.

Ms. Cabrera asked about relocation of existing residents of The Esplanade. Mr. Steinmetz responded that a plan for relocation is being addressed.

Ms. Oliva noted that re-purposing an existing building that is built to the lot lines reduces the options for providing public open space.

Mr. Stackpole made a motion to send a letter to the Common Council outlining its comments and recommendations. Ms. Cabrera seconded the motion, and it carried unanimously.

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

(239-15) **40 Reynal Road – R1-5 Zoning District – Site Plan Extension (9<sup>th</sup>) – Environmentally Sensitive Site.** Applicant: Richard Muhle

Michael Caruso, attorney, represented the applicant.

Mr. Durante noted that he knows Mr. Caruso, but that he can act impartially on this application.

Mr. Quinn reviewed the letter from the Environmental Officer, and the applicant stated that he can meet the recommended conditions.

The house is intended to be stick built in 2016.

Paula Piekos, 42 Reynal Road, was afforded the opportunity to comment, although the renewal was not subject to public hearing requirements. She said the tulip tree on 40 Reynal Road should be removed by professional arborists. Mr. Muhle agreed.

Thaddeus Piekos, 42 Reynal Road, said that the developer purchased the property without doing environmental analysis. He said that the footbridge behind his house has been there for 100 years, and that when it rains, water goes around the bridge. He has lived there for 55 years and never heard any complaints about the bridge until the applicant proposed development.

Mr. Stackpole made a motion to approve the one year extension of site plan approval, with the notation that a professional arborist may remove the tulip tree on 40 Reynal Road prior to issuance of a building permit. Ms. Cabrera seconded the motion, and it carried unanimously.

- (200-16) **Lifting Up Westchester** (formerly Grace Church Community Center) to **Renewal of a Special Permit to Operate an Overnight Shelter for the Homeless** at 86-88 East Post Road. Common Council referral.

Paul Anderson-Winchell, applicant, described the three applications as follows: 19 beds overnight shelter beds on the 3<sup>rd</sup> floor; 19 emergency shelter beds on the 2<sup>nd</sup> floor; 14 seasonal beds in the basement; social service center on the first floor. The shelter facility has operated for 20 years. Meals are provided only in the social service center.

Mr. Stackpole made a motion to send a letter to the Common Council stating no objection to approval of the three special use permits; Mr. Durante seconded the motion, and it carried unanimously.

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

- (201-16) **Lifting Up Westchester** (formerly Grace Church Community Center) to **Renewal of a Special Permit to Operate an Emergency Shelter for the Homeless** at 86-88 East Post Road. Common Council referral.

See 200-16 above.

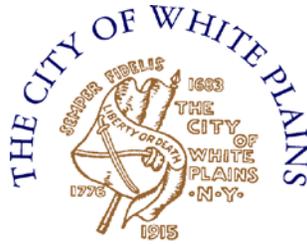
- (202-16) **Lifting Up Westchester** (formerly Grace Church Community Center) to **Renewal of a Special Permit to Operate a Social Services Center for Homeless Persons** at 86-88 East Post Road. Common Council referral.

See 200-16 above.

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

- (245-15) **Liberty Street** - R2-4 (Residential One and Two Family) Zoning District - **Site Plan Application** - Environmentally Sensitive Site. Applicant: Manny Makan

- (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
- (252-15) **17 Fifth Street**- R2-4 (Residential One and Two Family) Zoning District - **Site Plan Amendment Application to re-grade rear yard** - Environmentally Sensitive Site.  
Applicant: Andrea Hamilton



## PLANNING BOARD

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CHRISTOPHER GOMEZ, AICP  
COMMISSIONER

LINDA K. PUOPLO  
DEPUTY COMMISSIONER

EILEEN McCLAIN  
SECRETARY

January 22, 2015

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: PETITION TO AMEND THE ZONING ORDINANCE SCHEDULE OF DIMENSIONAL REGULATIONS (SECTION 5.3) TO ADD A NEW NOTE jj, WHICH WILL ELIMINATE THE CB-1 DISTRICT REQUIREMENT OF 500 SQUARE FEET OF LOT AREA PER DWELLING UNIT WHEN A PROJECT IS PROPOSED IN AN EXISTING BUILDING

At its January 19, 2016 meeting, the Planning Board reviewed the petition to amend the Zoning Ordinance Schedule of Dimensional Regulations (Section 5.3) to add a new note jj, which will eliminate the CB-1 District requirement of 500 square feet of lot area per dwelling unit when a project is proposed in an existing building.

The Planning Board reviewed an analysis of the applicability of the amendment to other properties within the CB-1 District, and found that parking requirements for residential uses will limit the suitability of most existing buildings for conversion. The Board is supportive of adaptive reuse of existing buildings, and of increasing pedestrian activity in the downtown to support businesses and restaurants. The Board recognizes the limitations that are inherent in re-using existing buildings, but will encourage developers to seek opportunities for providing open space where possible. The Board looks forward to reviewing the site plan proposed by the petitioner.

Planning Board members voting in favor of the motion to send a letter to the Common Council finding no objection to the proposed amendment: M. Quinn, A. Cabrera, J. Durante, J. Ioris, L. Oliva, and R. Stackpole (6); Opposed: None (0); Absent: J. Westlund (1).

Respectfully submitted,  
**MICHAEL QUINN**  
Michael Quinn, Chairman  
White Plains Planning Board



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January 22, 2015

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: LIFTING UP WESTCHESTER - 86-88 EAST POST ROAD

RENEWAL OF A SPECIAL PERMIT TO OPERATE AN OVERNIGHT  
SHELTER FOR THE HOMELESS

RENEWAL OF A SPECIAL PERMIT TO OPERATE AN EMERGENCY  
SHELTER FOR THE HOMELESS

RENEWAL OF A SPECIAL PERMIT TO OPERATE A SOCIAL SERVICES  
CENTER FOR HOMELESS PERSONS

The Planning Board reviewed the three applications submitted by Lifting up Westchester, for Special Use Permits to operate: a) overnight shelter for the homeless, b) an emergency shelter for the homeless, and c) a social services center for homeless persons. The applicant, Executive Director of Lifting Up Westchester, Paul Anderson-Winchell, described the uses as the same that operated at the site prior to renovation, which was completed in December 2015.

The Planning Board had no reason to believe that there have been any problems with the operation of the facility, and, therefore, had no objection to renewal of the three requested Special Use Permits.

Planning Board members voting in favor of the motion to send a letter to the Common Council stating no objection to Renewal of the three requested Special Use Permits: M. Quinn, A. Cabrera, J. Ioris, L. Oliva, R. Stackpole, and J. Durante (6); Opposed: None (0); Absent: J. Westlund (1).

Respectfully submitted,  
**MICHAEL QUINN**  
Michael Quinn, Chairman  
White Plains Planning Board