

**WHITE PLAINS PLANNING BOARD  
MINUTES FOR THE MEETING OF MARCH 15, 2016**

MEMBERS PRESENT: Michael Quinn, Anna Cabrera, John Durante, John Ioris, Lynn Oliva, and Jon Westlund

MEMBERS ABSENT: Robert Stackpole

CB REPRESENTATIVE: Renee Cohen

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 next Planning Board meeting was scheduled to April 19, 2016.

**ADOPTION OF MINUTES**

Mr. Durante made a motion to adopt the January 19, 2016 meeting minutes with an amendment to the discussion about The Esplanade. The change is: "Ms. Oliva noted that re-purposing an existing building that is built to the lot lines ~~limits~~ reduces the options for providing public open space. Mr. Ioris seconded the motion, and it was carried by Mr. Quinn, Ms. Cabrera, and Ms. Oliva. Mr. Westlund abstained, as he was not present for the meeting.

Mr. Ioris made a motion to adopt the February 23, 2016 meeting minutes; Ms. Oliva seconded the motion, and it was carried by Mr. Quinn, Ms. Cabrera and Ms. Oliva. Mr. Westlund and Mr. Durante abstained, as they were not present for the meeting.

**SCHEDULE PUBLIC HEARINGS**

None

**PUBLIC HEARINGS**

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

Ms. Oliva made a motion to open the public hearing; Mr. Durante seconded the motion, and it carried unanimously.

Michael Stein, P.E., presented the plan, noting that the property is in the R2-4, the lot area is 11,402sf, half of the Liberty Street ROW was sold to the applicant by the City of White Plains, as was the lot, a one family house is proposed, the retaining walls were shifted to reduce steep slope disturbance, an 8'-9' high poured concrete wall is proposed along the east side, but not within the yard setback.

The six foot wall shown in the front yard setback is not permitted.

Renee Cohen read the Conservation Board recommendation to relocate and reorient the house closer to, and facing the street. Mr. Quinn asked Mr. Stein to meet with the staff to review the feasibility of this recommendation.

*Lisa Roberson, 52 Primrose Street*, asked the applicant to confirm public notice. She expressed concern about inadequate parking.

*Amy McCandless, 51 Primrose Street*, said that she did not receive notice of the hearing. She is concerned about drainage, noting that she has needed a sump pump at her house since removal of the trees for the roadway extension.

*Gus Raynor, 37 Jefferson Avenue*, owner of the subject property, said that it was an eyesore before he purchased it, and that a new house would be an asset to the neighborhood and upgrade the area. He said parking will be provided on the site, and that the road was designed to City standards.

Mr. Quinn said that the house must be designed for the site.

This matter was adjourned.

- (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.

Mr. Durante made a motion to open the public hearing; Ms. Cabrera seconded the motion, and it carried unanimously.

Daniel Laub, attorney, stated that no changes are proposed to the approved project, but that the building is proposed to be divided into three parcels: Tower 1, Tower 2, and the commercial/retail building, for the purpose of ownership and maintenance.

Mr. Gutekunst said that the Law Department is reviewing the ownership, maintenance, and reciprocal easements needed for the proposed subdivision.

No public comments were made. This matter was adjourned until approval of the easements by the Department of Law.

- (209-16) **1 Nikki Drive** – R1-12.5 Zoning District – **Site Plan Amendment for a Retaining Wall and an Enlarged Patio**. Environmentally Sensitive Site.

Mr. Durante made a motion to open the public hearing; Mr. Westlund seconded the motion, and it carried unanimously.

Michael Stein, P.E., represented the applicant.

The Board asked the applicant to an as-built survey and address DPW comments.

This matter was adjourned.

## **OTHER MATTERS**

- (203-16) **32-40 Chatterton Parkway** – RM-2.5 Zoning District - **Site Plan Application for a 6 Unit townhouse apartments**.

Mr. Durante noted that he has worked with the applicant, but he feels that he can be impartial in his consideration of the application.

The project is the same as the one approved by the Planning Board in 2014. The approval expired. The applicant was advised that the stormwater management system may need to be updated to meet the current requirements, but that no approval would be required by the Planning Board unless the updates require changes to the site plan.

Ms. Cabrera made a motion to: 1) declare the Planning Board the Lead Agency for this Unlisted Action; 2) adopt the Environmental Findings Resolutions with the condition that the stormwater management be updated to meet current standards; and 3) approve the site plan application. Mr. Ioris seconded the motion, and it carried unanimously.

The meeting adjourned at 7:40pm.

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

- (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
- (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
- (207-16) **9 Woodale Place** – R1-5 Zoning District – **Site Plan Application for a Single Family House – Lot 1**. Environmentally Sensitive Site.
- (208-16) **7 Woodale Place** – R1-5 Zoning District – **Site Plan Application for a Single Family House – Lot 2**. Environmentally Sensitive Site.