

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF AUGUST 16, 2016**

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

MEMBERS ABSENT: None

CB REPRESENTATIVE: None

COMMON COUNCIL: None

STAFF MEMBERS: Christopher Gomez, AICP, Commissioner of Planning
Damon Amadio, Commissioner of Building
Arthur Gutekunst, Senior Assistant Corporation Counsel
Eileen McClain, Secretary

SCHEDULE NET MEETING

The next meeting of the Planning Board was scheduled for September 20, 2016. Ms. Cabrera will be absent from that meeting.

ADOPTION OF MINUTES

July 19, 2016 meeting minutes.

The minutes were not prepared in time for the meeting. No action taken.

SCHEDULE PUBLIC HEARINGS

(227-16) **8 Easthaven**; R1-12.5 District – **Site Plan Amendment for a Deck**. – Conservation Development

Lawrence Robinson, applicant, described the proposed deck. Two existing decks will be connected. There will be no encroachment into the common area, and no environmentally sensitive features will be affected.

Mr. Stackpole made a motion to determine the proposed deck to be a minor amendment to the site plan and to transfer approval authority to the Commissioner of Building, with the condition that letters of no objection are submitted from the Cobblefield Homeowners Association, and from the adjacent neighbor at 10 Easthaven Lane. Ms. Oliva seconded the motion, and it carried unanimously.

(228-16) **Verizon Wireless** - 78 North Broadway (Pace University); RM-1.5 District – **Special Use Permit for a Cellular Antenna Facility**.

Ed Tyber, attorney, stated that, although the proposed installation is new, it is an FCC eligible facility for expedited approval because it is a co-location installation. The Verizon antennas will be 18 inches taller than the existing Sprint antennas. Verizon will abide by all standard conditions of approval for cellular installations.

Mr. Stackpole made a motion to approve the Special Use Permit for Verizon Wireless and to amend the site plan to allow installation of a antennas and an equipment shelter, subject to the standard conditions of approval for cellular antenna

installations, and subject further to the condition that, the applicant must appear before the Planning Board for a complete review if the FCC law limiting local jurisdiction review, is overturned. Mr. Westlund seconded the motion, and it carried unanimously. The application will be forwarded to the Commissioner of Building, for plan review.

PUBLIC HEARINGS

(222-16) **1150 Mamaroneck Avenue**; R1-12.5 District – **Site Plan Application for a single-family house**. Environmentally Sensitive Site.

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

Nathaniel Holt, P.E., presented the site plan, noting that the proposed house is to be located in the same general location as the remnants of the former house, and that the proposed driveway is in the same general location as the existing driveway, with adjustments to the grade and a shift in the curb cut made in order to meet code requirements for maximum allowable grade.

He noted that there is a cemetery on the site that has headstones that pre-date the Revolutionary War. No changes are proposed to the cemetery, except to clean it up, and to provide a parking space for visitors. He said that the preference is for some organization to take over the maintenance.

Commissioner Gomez asked the applicant to add the meets and bounds and description of the restrictive covenant that relates to the cemetery. He asked for detail on the “rubble wall” noted for the driveway, and to show the filling that will be needed at the front of the site.

James Murray, applicant, said that there is a trailer and a mini-excavator parked at the site, but no work has been done. He said that the transfer documents do not mention any obligations related to the cemetery.

Mr. Stackpole asked about liability of future owners of the house with regard to people visiting the cemetery. He also asked whether they will need to shore up the side of the lot facing Amodio's (to the south).

Chris Crocco, R.A., said that the house is s 3,500sf center hall colonial with four bedrooms and 3.5 bathrooms.

Mr. Quinn read the communications from the City's Traffic Engineer, and from the Conservation Board. Commissioner Gomez stated that the review of this site plan can occur independent of any review for future development of the three other undeveloped parcels.

Mr. Holt said that the tree removal plan is being prepared. Mr. Quinn noted that a landscaping plan must be provided as well.

Robert Hoch, 70 Davis Avenue, Chairman of the Historic Preservation Commission, and Trustee for the Historical Society, said that the Commission met on August 10, 2016 and prepared a letter for the Planning Board, which he read. He said that the proposed plan does not appear to adversely impact the cemetery, but that there may be an encroachment by the driveway at the northwest corner. He reviewed the ownership history of the property, and said that a restrictive covenant was places on

the deed in the 1820s granting a 33' right-of-way for access to the cemetery. He added that the restrictive covenant was omitted from the 1902 deed, but that the City's former corporation counsel provided a letter stating that the omission does not void the covenant. He said that Purdy's descendants and Hercules Wessels designated the Historical Society as the caretakers of the cemetery. The maintenance is a lot of work and expensive, and the site became very weeded after the previous owner of the property removed shade trees over the cemetery. He said that the proposed rubble wall on the side of the driveway may interrupt access to the cemetery and that access should be provided from the uphill side so that maintenance is possible.

Alan Hartman, Greenville, NY, said that he is a descendant of the Purdy family, and he reviewed the family's contributions to the development of the area. He said that not all of the graves have headstones, and that construction around the cemetery is a concern, especially at the northwest corner.

Mr. Holt said that his client prefers to discuss the cemetery directly with the historical society. Mr. Quinn asked that the City review the easement/covenant.

Mr. Westlund said that the cemetery should not be in private ownership.

Mr. Ioris said that it seems that the applicant and the historical society have agreed to work together to formalize the access to the cemetery.

Mr. Stackpole made a motion to adjourn to the next meeting; Ms. Oliva seconded the motion, and it carried unanimously.

(223-16) **48 Hall Avenue**; R2-4 District – **Site Plan Application for a two-family house.**
Environmentally Sensitive Site.

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

Michael Mastrogiacomo, P.E., said that the vacant lot is proposed to be developed with a two-family house, and that the proposed walkway and driveway will impact steep slopes on the property. He stated that the ZBA granted variances for frontage and lot area so that a two family house could be built. The front walkway is sloped down in order to maintain the natural drainage pattern. The stormwater system is designed for a 500 year storm event.

The elevations of the building were found to be very similar to the elevations of the one family house that was approved by the Planning Board for this site.

Mr. Quinn read letters from the City's traffic engineer, the Conservation Board, and the Department of Public Works. The applicant was asked to consider using permeable pavers instead of impervious asphalt. He was asked to submit a landscaping plan and a tree preservation plan.

No public comments were made.

The hearing was adjourned to September 20, 2016.

OTHER

- (229-16) **Westchester Healthcare Properties, Inc.** - 120 Church Street; RM-0.35 District – **Application for a one year extension of a previously approved site plan for the construction of a Skilled Nursing Facility.** Common Council referral.

Janet Giris, attorney, represented the applicant, and stated that a building permit application has been filed, and construction is expected to begin shortly.

Mr. Stackpole made a motion to send a letter to the Common Council stating no objection to the one year extension; Mr. Ioris seconded the motion, and it carried unanimously.

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

- (230-16) **White Plains Plaza** - One North Broadway and 445 Hamilton Avenue: CB-3 District and Special "S" Zone - **Site plan amendment to renovate the Plaza area facing Main Street.** Common Council referral.

Daniel Laub, attorney; Jim Ryan, engineer; and Sefano Cardarelli, R.A., presented the renovation plan, which involves:

- replacing existing planters
- repaving the plaza and including LED lights in the pavement
- outdoor dining tables with umbrellas (not dedicated to a particular tenant)
- a stage/performance area
- a green wall on Walmart, facing the plaza
- a monument sign at the top of the stairs leading from Main Street
- narrowing of the stairs on Main Street, new railings
- canopy covering path from elevators, in front of Panera, to office building
- new lighting of covered elevator waiting area
- raised planter beds

Ms. Oliva said that the green wall will not be very visible from the sidewalk. She noted that the plaza is used by the public, and that it has more landscaping now than is proposed under the plan. She recommended adding more landscaping and a water feature. Mr. Cardarelli noted that there was a water feature on the plaza in the past, but that it was removed. He added that there are storage and locating spaces below the plaza, and the addition of trees would be too heavy.

Mr. Quinn suggested that a shading structure, such as an arbor, and benches with backs, would be more inviting for the public.

Mr. Ioris made a motion to send a letter to the Common Council finding the proposed plaza renovation to be an improvement over the existing condition, but that the addition of landscaping, shading and comfortable seating, it could be further improved. Mr. Durante seconded the motion, and it carried unanimously.

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

- (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.

Commissioner Gomez stated that the Planning Board’s role at this time is to determine the whether the proposed zoning amendment is consistent with the Comprehensive Plan and whether it is appropriate as to form.

The petitioner was represented by Anthony Veneziano, attorney; Daniel Laub, attorney; Mark Miller, attorney; Michael Birch, Perkins Eastman; Richie Rosen, Perkins Eastman; and Jim Ryan, engineer, John Meyer Consulting.

Mr. Veneziano described the current zoning, and the type of development that is permitted there, stating that 467 dwelling units could be built on the property under current zoning.

He said that there are 13 buildings on the site, and that certain buildings are under consideration by the City’s Historic Commission for designation as historic. He noted that at the time of purchase, the property’s tax exempt status was removed and it became taxable.

He described, in general, the development project that prompted the petition for a zoning amendment. Primary vehicular access would be from North Broadway; a deep setback is preserved along North Broadway; 140’ tall, 400 unit multi-family apartment building at the rear of the property, with 10 stories of housing and three stories of parking below; loading for moving vans would be off of Ross Street; a dormitory with 66 suites for student housing; a 93,000sf assisted living facility with 65 rooms and 30 memory care units. Eleven of the 13 buildings on the site would be demolished. The chapel would remain and Mapleton House would be relocated on the property.

Mr. Stackpole said that the City must consider whether mixed use development is appropriate for the site, and whether it would apply to other sites. He said that Good Counsel was the “dam” containing the downtown high-rise development, and that the development that would be permitted under the proposed zoning would breach the barrier that protects the single family neighborhood to the north. He said that Lake Street was the barrier in the past, but that high-rise buildings were built north of it.

Mr. Veneziano said that Pace University is the buffer to the north, I-287 is the buffer to the east, and North Broadway is the buffer to the west, and that the residential development of the site would be an extension of the high-rise residential to the south, on Stewart Place. He said that proposed FAR is less than is allowed under the RM-1.5 zoning, and that there is a symbiotic relationship between the proposed uses.

Commissioner Gomez noted that the Comprehensive Plan prioritizes open space along the North Broadway frontage, but also encourages adaptive reuse of the property. He said that the Planning Department will provide the Board with all Comprehensive Plan references to the site, and will provide aerial and street view images of the site from Ross Street and Stewart Place.

Mr. Westlund asked if the State Historic Preservation Office has provided any communications.

Barbara Allyn, 10 Stewart Place – urged Board members to go to the Stewart Place, and Ross Street neighborhood to consider the impacts of development. Several members of the public offered to allow Board members to view the site from their apartments.

No action was taken on this matter, and it was adjourned to September 20, 2016.

- (215-16) **Proposed amendment to the Zoning Ordinance of the City of White Plains to add “Nursery Business” as a Special Permit Use and adding “Organic Manufacturing” as a Principal Permitted Use.** Common Council referral.

Commissioner Gomez stated that the proposed amendment was modified to state that organic manufacturing must not be located within 300 feet of any residential zoning district. There are no lots on Ferris Avenue or Holland Avenue that can meet this separation distance criterion, so the use would not be allowed in those light industrial districts. Only the Brockway Place and Fulton Street light industrial areas have lots that would qualify for an organic manufacturing use.

Mr. Ioris made a motion to send a letter to the Common Council supporting the revised proposed amendment, finding the addition of a 300-foot buffer to be a significant improvement over the original proposal.

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

ADJOURNED - NO DISCUSSION AT MEETING

- (252-15) **17 Fifth Street- R2-4 District - Site Plan Amendment Application to re-grade rear yard** - Environmentally Sensitive Site.
- (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
- (216-16) **74 Coralyn Avenue; R1-5 District – Site Plan Application for a Single-Family House.** Environmentally Sensitive Site.
- (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.



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EILEEN J. McCLAIN
SECRETARY

August 23, 2016

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: WHITE PLAINS HEALTH CARE PROPERTIES I, LLC, 120 CHURCH STREET - EXTENSION TO A PREVIOUSLY APPROVED SITE PLAN AND SPECIAL PERMIT TO CONSTRUCT A PROPOSED SKILLED NURSING FACILITY

At its August 16, 2016 meeting, the Planning Board reviewed the application for a one year extension of the Special Permit and Site Plan approvals granted by the Common Council in February 2011, amended in August 2013, and most recently extended in October 2015. No changes are proposed to the project since the last extension. The applicant stated at the meeting that a building permit has been filed for the project, and that construction should begin soon.

The Planning Board has no objection to extending the Special Permit and Site Plan approvals for a period of one year.

Planning Board members voting in favor of the motion to find no objection to the one year extension were: M. Quinn, A. Cabrera, J. Durante, J. Ioris, L. Oliva, R. Stackpole, and J. Westlund (7); Opposed: None (0); Absent: None (0).

Respectfully submitted,

MICHAEL QUINN
Michael Quinn, Chairman
White Plains Planning Board



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August 23, 2016

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: WHITE PLAINS PLAZA - ONE NORTH BROADWAY - SITE PLAN
AMENDMENT TO RENOVATE THE PLAZA AREA FACING MAIN
STREET

At its August 16, 2016 meeting, the Planning Board reviewed the application for a site plan amendment for the outdoor plaza at One North Broadway. The renovation involves resurfacing of the plaza, including LED lighting in the floor surfaces; installation of a living wall on the east side of the Walmart building, facing the plaza; covering a walkway from the parking structure elevators to the office building; improving the lighting of the vestibule area near the elevators; construction of a raised platform for performance space and/or dining tables; replacement of the stairway and ramps and railings; and installation of a monument sign to project into the stairway adjacent to the Main Street sidewalk.

The applicant explained that the umbrella covered seating would not be dedicated to a particular restaurant.

The Board offers the following comments regarding the proposed design:

1. The canopy to cover pedestrians walking from the parking structure to the office building is good addition.
2. Reducing the expanse of steps up to the plaza from the side walk will create a more pedestrian inviting space, and the addition of a monument sign listing the tenants will help businesses. The Common Council and Design Review Board will need to approve any signage before installation.
3. Although a green wall will be added, it will not be visible from many vantage points. The trees currently on the site appear to provide more landscaping than is proposed in this renovation. The Board recommends that the applicant explore options for increasing planting on the site.

4. The plan shows seating areas, including the walls around the proposed planting beds. The Board felt that seating with backs would be more comfortable and inviting, and that shaded areas should be provided with trees or an arbor.
5. The Board asked that the applicant consider the feasibility of adding a water feature. The applicant noted that previously there was a water feature at the plaza, but it was removed.
6. Power should be provided at the stage for lighting or amplification.

The Planning Board has no objection to approval of the site plan amendment, finding that an upgrade to the plaza is due, and increasing exposure for tenants will help the businesses that will occupy the vacant spaces.

Planning Board members voting in favor of the motion to find no objection to the proposed amendment were: M. Quinn, A. Cabrera, J. Durante, J. Ioris, L. Oliva, R. Stackpole, and J. Westlund (7); Opposed: None (0); Absent: None (0).

Respectfully submitted,

MICHAEL QUINN

Michael Quinn, Chairman
White Plains Planning Board



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August 23, 2016

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: PROPOSED AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF WHITE PLAINS TO ADD “NURSERY BUSINESS” AS A SPECIAL PERMIT USE AND ADDING “ORGANIC MANUFACTURING” AS A PRINCIPAL PERMITTED USE IN THE LIGHT INDUSTRIAL ZONING DISTRICT

At its meeting of August 16, 2016, the Planning Board reviewed the revised proposed amendment to the Zoning Ordinance to add “Nursery Business” as a special permit use and to add “Organic Manufacturing” as a principal permitted use in the Light Industrial zoning district. The revision establishes a 300-foot buffer around residential zoning districts, in which organic manufacturing would not be permitted.

The Board found the addition of the 300-foot buffer around residential districts to be a significant improvement over the originally proposed amendment, and is supportive of the amendment in its current form.

Planning Board members voting in favor of recommending approval of the amendment to the Zoning Ordinance to add “Nursery Business” as a special permit use and “Organic Manufacturing” as a principal permitted use in the Light Industrial zoning district: M. Quinn, A. Cabrera, J. Durante, J. Ioris, L. Oliva, R. Stackpole, and J. Westlund (7); Opposed: None (0); Absent: (0)

Respectfully submitted,

MICHAEL QUINN
Michael Quinn, Chairman
White Plains Planning Board