

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF JANUARY 19, 2021**

MEMBERS PRESENT: John Ioris, Leonard Gruenfeld, Sarina Russell, Richard Payne, Anna Cabrera, and Lynn Oliva

MEMBERS ABSENT: None

CB REPRESENTATIVE: None

COMMON COUNCIL: None

STAFF MEMBERS: Christopher Gomez, Planning Commissioner
Arthur Gutekunst, Senior Assistant Corporation Counsel
Judith Mezey, Deputy Planning Commissioner
Eileen McClain, Secretary
Luis Saiz, Building Department
Katie Crawford, Planning Department

NEXT MEETING OF THE BOARD

The Planning Board's February 16, 2021 meeting was announced. This meeting will be held at 7:00 pm.

SCHEDULE PUBLIC HEARINGS

(203-21) **166 Hillair Circle**; R1-20 Zoning District – **Site Plan Amendment for an In-ground Swimming Pool**. Environmentally Sensitive Site.

Michael Stein, P.E., appeared before the Board to present the Site Plan Amendment to accommodate an in-ground swimming pool at 166 Hillair Circle. The property is considered environmentally sensitive due to the presence of the west branch of the Mamaroneck River along the west side of the house. A 25' environmental buffer measured from the river's bank is required. The proposed pool, patio and pool equipment storage is located 34' or more away from the riverbank.

Ms. Russell, Ms. Oliva and Ms. Cabrera felt that the proposal seemed acceptable.

Mr. Gruenfeld asked if there is a Westchester County sewer easement on the property. Yes, the easement runs along the front of the property and is not near the environmental feature.

Mr. Payne asked how many trees were proposed to be removed. No more than 10-12 trees.

Mr. Gruenfeld made a motion to schedule the public hearing for the February meeting of the Board, Mr. Payne seconded, the motion carried unanimously.

PUBLIC HEARINGS

(103-20) 106 Old Mamaroneck Road; R2-4 Zoning District - Two Lot Subdivision Application.

Dena Henle, owner, appeared before the Board to present the two lot subdivision proposed at 106 Old Mamaroneck Road. Both subdivided lots would be fully zoning compliant.

Ms. Cabrera and Mr. Gruenfeld both recognized written comments submitted to the Board and noted that the additional lot would not adversely affect the character of the neighborhood.

Ms. Oliva does not think the subdivision would have significant impacts on the area and asked if the Board could request that driveway be designed in a way that would not require backing out onto Old Mamaroneck Avenue.

Ms. Russell liked the subdivision.

No additional public comments were received.

Ms. Oliva made a motion to adjourn the hearing until February Board meeting, Ms. Cabrera seconded, the motion passed unanimously.

OTHER

(200-21) Westmoreland Lofts, LLC - 146 (136, 146, 158) Westmoreland Avenue; LI-M Zoning District - Site Plan Extension and Special Permit Extension for a Mixed-Use Residential/Retail Building. Common Council referral.

David Steinmetz, Attorney, appeared before the Board to request the extension of site plan and special permit approval for the mixed-use development approved at 146 Westmoreland, to be known as Westmoreland Lofts.

The property has a new owner who intends to build the project as approved. The owner is working with Westchester County Industrial Development Agency (IDA) to move the project forward. The applicant has already gone before the Zoning Board of Appeals (ZBA) and secured the necessary extensions.

Ms. Russell asked if the retail component would be the same as approved. Yes, the applicant is hoping green grocer will fill the tenant space as well as a light manufacturing use, such as a craft brewery. The applicant is actively seeking tenants to fill the space.

Mr. Gruenfeld and Mr. Payne expressed concern over the current economic climate and the project's feasibility. The lack of tenants is not a roadblock to securing financing; the project's residential component is the driver of the project.

Ms. Oliva, Ms. Cabrera and Mr. Ioris all stated no objection to the extensions.

Mr. Gruenfeld made a motion to send a letter to the Common Council stating that the Board has no objection to the extension of the site plan and special permit, Ms. Oliva seconded, the motion carried unanimously.

- (201-21) **One City Place LP – 1 City Place**; CB-4 Zoning District - **Site Plan Amendment Proposing to Install Two (2) Projecting Signs on the building façade**. Common Council referral.

Bryan Sabatos, appeared before the Board to present additional signage for One City Place. The proposal consists of two, 6' tall fabric signs to be placed on either side of the building at the intersection of Main Street and City Place. The applicant has appeared before the City's Design Review Board, who has approved the signage.

Mr. Payne and Ms. Russell stated no objection to the signs.

Mr. Gruenfeld suggested that the signs be placed slightly higher than proposed.

Ms. Cabrera supported the higher placement of the signs.

Ms. Oliva felt that these signs were uniform with other signs on the building.

Ms. Cabrera made a motion to send a letter to the Common Council stating that the Board has no objection to the extension of the site plan and special permit, Mr. Gruenfeld seconded, the motion carried unanimously.

- (202-21) **NW Plains Venture LLC - 20 Haarlem Avenue, 27 Holland Avenue and 7-11 Holland Avenue**; LI-M2 Zoning District - **Site Plan Application for a Mixed-Use Development**. Common Council referral.

Janet Giris, Attorney, appeared before the Board to present the site plan application for a mixed-use development to be located at 20 Haarlem Avenue, 27 Holland Avenue and 7-11 Holland Avenue. The properties are split by Holland Avenue; the applicant is requesting that the Common Council treat all properties as part of the same development site. The proposed development consists of two separate apartment building structures with a total of 296 rental units, 5 affordable housing units, 380 parking spaces, neighborhood retail component and a 15,000 s/f publicly accessible open space with pedestrian amenities and a dog run.

The applicant has already secured a height variance from the ZBA.

The applicant intends to move 33 trees and replace them with trees and landscaping more suitable to the environment, with the goal of creating a "12-month landscape".

The buildings will be built in succession; the second building will not wait until the first building is complete to begin construction activities, with an estimated 26-30 months until completion.

Ms. Russell is a resident of the North Broadway neighborhood and lives close to the project site. Ms. Russell feels that this is a good project for the area. Ms. Russell asked if the existing street parking would remain in the City's control. Yes, the metered street parking would continue to be City-operated.

Ms. Oliva requested a shadow analysis, expressing concern over shadows cast on the proposed open space area, the neighboring historic cemetery and existing residential structures in the immediate area.

Ms. Cabrera and Mr. Payne also expressed support of the project.

Mr. Gruenfeld stated that he is currently employed for a government agency that might be involved in another transaction involving NW Plains Venture LLC in a separate municipality. Mr. Gruenfeld stated that he will not benefit personally in any way, and did not feel that there is a conflict of interest. Mr. Gruenfeld went on to ask why the location for the park was selected; the slope of Holland Avenue dictated the location of the park area. Mr. Gruenfeld suggested a small playground to better serve the neighborhood.

Ms. Oliva asked what sorts of sustainable features will be included in the development. The applicant is still researching whether or not solar would be feasible on the structures; additionally the development will include energy star appliances and LED lighting throughout.

Ms. Russell made a motion to send a letter to the Common Council stating that the Board has no objection to the extension of the site plan and special permit, Mr. Gruenfeld seconded, the motion carried unanimously.

Ms. Russell made a motion to close the meeting; Mr. Gruenfeld seconded, the motion carried unanimously. The meeting adjourned around 8:30 pm.



PLANNING BOARD

MUNICIPAL BUILDING · 70 CHURCH STREET · WHITE PLAINS, NEW YORK 10601
(914) 422-1300 · FAX: (914) 422-1301

THOMAS M. ROACH
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CHRISTOPHER N. GOMEZ, AICP
COMMISSIONER OF PLANNING

JUDITH MEZEY
DEPUTY COMMISSIONER

EILEEN J. McCLAIN, AICP
SECRETARY

January 20, 2021

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: WESTMORELAND LOFTS, LLC - 146 (136, 146, 158) WESTMORELAND AVENUE - SITE PLAN EXTENSION AND SPECIAL PERMIT EXTENSION FOR A MIXED-USE RESIDENTIAL/RETAIL BUILDING

At its January 19, 2021 meeting, the Planning Board considered the request for a one year extension of the site plan and special permit approval for the development of a five-story mixed-use building, which would include retail space on the ground floor, sixty-two residential rental units on floors 2-5, rooftop amenities for the tenants, and 97 gated parking spaces with access off of Westmoreland Avenue.

No changes are proposed to the approved plan and no zoning changes have been made to the surrounding area. Therefore, the Planning Board has no objection to approval of the one year extension as requested.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to approval of the one year extension of the site plan and special permit approval: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, R. Payne, and S. Russell (6); Opposed: None (0); Absent: None (0). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS
John Ioris, Chairman
White Plains Planning Board



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January 20, 2021

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: ONE CITY PLACE - SITE PLAN AMENDMENT PROPOSAL FOR
INSTALLATION OF TWO (2) PROJECTING SIGNS ON THE BUILDING
FACADE AT THE CORNER OF MAIN STREET AND CITY PLACE

At its January 19, 2021 meeting, the Planning Board considered the application for a site plan amendment to allow installation of two canvas blade signs on the corner of the building at 1 City Place, at the intersection of Main Street and City Place, for the purpose of enhancing the identification of the building to both vehicular and pedestrian traffic.

The Planning Board has no objection to approval of the site plan amendment as requested.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to approval of the site plan amendment: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, R. Payne, and S. Russell (6); Opposed: None (0); Absent: None (0). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



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January 20, 2021

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: NW PLAINS VENTURE LLC - 20 HAARLEM AVENUE, 27 HOLLAND AVENUE, AND 7-11 HOLLAND AVENUE - SITE PLAN APPLICATION FOR A MIXED-USE DEVELOPMENT

At its January 19, 2021 meeting, the Planning Board considered the site plan application for development of a mixed-use development consisting of two buildings with a total of 296 apartments, 380 parking spaces, 1,000 square feet of retail space, and a 15,000 square foot park.

The Planning Board has no objection to approval of the site plan as requested.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to approval of the site plan: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, R. Payne, and S. Russell (6); Opposed: None (0); Absent: None (0). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS
John Ioris, Chairman
White Plains Planning Board