

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF FEBRUARY 16, 2021**

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

MEMBERS ABSENT: Sarina Russell

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 March 16, 2021 meeting was announced. This meeting will be held at 7:00 pm.

SCHEDULE PUBLIC HEARINGS

(206-21) **40 Chatterton Parkway; RM-2.5 Zoning District –Site Plan Application for a 6 Unit Building**– Environmentally Sensitive Site.

Peter Rossi and Michael Stein, P.E., appeared before the Board to present the Site Plan Application for the 6-unit building at 40 Chatterton Parkway. The application remains unchanged from the prior 2019 approval that has since lapsed. The property is currently under contract to new developers that have adequate funding in place.

In the Planning Board's prior approval resolution, the Board identified the addition of a pedestrian access via sidewalk and preservation of the existing stone wall located along Chatterton Parkway as critical components of the approval. The Board would like these components to be included in the new plan. Chairman Ioris requested a more formal presentation at the March meeting.

Mr. Payne made a motion to schedule the Public Hearing for the March meeting of the Board, Ms. Oliva seconded, the motion carried unanimously.

(100-21) **124 Old Mamaroneck Road; R2-4 (Residential, One- and Two-Family Zoning District) – Two Lot Subdivision Application.**

Steve Dimovski appeared before the Board to present the two-lot subdivision at 124 Old Mamaroneck Road. The applicant intends to divide the lot into two lots suitable for new development that is in line with current community character. Both subdivided lots are fully zoning compliant.

Mr. Payne asked if the two existing trees would need to be removed to make way for construction activities. Yes, the trees will be removed and new trees and landscaping will replace them following completion.

Ms. Oliva asked if a hammerhead driveway or another design that prevents the homeowner from backing out onto Old Mamaroneck Road could be incorporated. The applicant agreed that this suggestion could make the driveway safer to oncoming traffic and make the home more attractive to the buyer; the idea will be reviewed with the project's architects.

Ms. Oliva made a motion to adjourn the Public Hearing until the March meeting of the Board, Ms. Cabrera seconded, the motion carried unanimously.

PUBLIC HEARINGS

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

John DeFeo, Michael Stein and Barry Berger appeared before the Board to present the Site Plan Amendment to accommodate a new in-ground pool located at 166 Hillair Circle. The property is considered environmentally sensitive due to the close proximity of the Mamaroneck River.

The Board is still awaiting comments from the City's Department of Public Works, there are no further comments from the Board.

Several members of the public appeared before the Board to speak:

Lynn Rose and her husband - Asked if the water collected by the storm drain would be deposited into the Mamaroneck River. The soil in this area is very absorptive, the drains will collect any runoff and the water will be infiltrated back into the ground. She also asked why the property was able to be developed given its designation as an Environmentally Sensitive Site. Mr. Gutekunst responded that the ESS designation is just to send the application to the Planning Board for additional consideration, not that the property cannot be developed. Ms. McClain added that the pool was designed in a way that avoids the required buffer. Mr. Rose asked how tall the fence would be surrounding the pool equipment and how far the pool equipment would be located from the pool. The fence will be 6' tall, meeting the pool code requirement, the equipment will be located between 45' and 50' from the pool.

Mathew and Judy Gluckson - Asked if an arborist or the tree commission was consulted on the project. Yes, the Conservation Board was referred the application and will provide the Board with any necessary comments. How deep does the pool go? The pool will be 5' deep and does not go below the water level of the river. Mr. Gluckson expressed concern over blasting as a construction technique. Blasting will likely not be necessary due to the scale of the project, blasting is also very costly.

The Gluckson's also mentioned that their neighbors were not properly notified of the Public Hearing. Chairman Ioris stated that the applicant needs to properly notify all neighbors prior to the next meeting.

Mr. Payne made a motion to adjourn the hearing until March Board meeting, Ms. Oliva seconded, the motion passed unanimously.

OTHER

- (204-21) **One North Broadway - One year extension of the Site Plan Approval for the installation of the proposed signs at 1 North Broadway.** Common Council referral.

Ms. McClain presented the request for the one-year extension for the installation of proposed signs at 1 North Broadway. The signage package was approved last year. The extension is being requested to allow signs in those locations for future use, as many of the storefronts are currently vacant.

Mr. Payne made a motion to write a letter of No Objection to the Common Council, Ms. Oliva seconded, the motion passed unanimously.

- (205-21) **1111 Westchester Avenue – Campus Office Zoning District - Extension of the Site Plan Amendment Approval to allow the construction of a three (3) story parking garage.** Common Council referral.

Steven Wrebel, attorney, appeared before the Board to request an extension for Site Plan Amendment Approval at 1111 Westchester Avenue to build a parking garage over existing structured parking. The application remains unchanged since the last time the applicant appeared before the Board.

Mr. Payne asked the reason for extension. The applicant is working on securing financing and completing construction drawings. The coronavirus pandemic has complicated the future of the office market, but the applicant would like to maintain the current approval. Mr. Payne asked if a garage of this scale is still necessary. That is unknown at this time.

Mr. Gruenfeld asked if Pepsi, Co. is still the sole tenant. Yes, they are.

Mr. Gruenfeld made a motion to write a letter of No Objection to the Common Council, Ms. Cabrera seconded, the motion passed unanimously.

Ms. Oliva made a motion to close the meeting; Mr. Gruenfeld seconded, the motion carried unanimously. The meeting adjourned around 8:00 pm.



PLANNING BOARD

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

THOMAS M. ROACH
MAYOR

JOHN IORIS
CHAIRMAN

CHRISTOPHER N. GOMEZ, AICP
COMMISSIONER OF PLANNING

JUDITH MEZEY
DEPUTY COMMISSIONER

EILEEN J. McCLAIN, AICP
SECRETARY

February 17, 2021

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: WHITE PLAINS PLAZA – 1 NORTH BROADWAY–ONE YEAR EXTENSION
OF THE SITE PLAN APPROVAL FOR THE INSTALLATION OF THE
PROPOSED SIGNS

At its February 16, 2021 meeting, the Planning Board considered the application for a one year extension of the approval of a site plan amendment involving changes to the Signage Master Plan for White Plains Plaza, which is located at One North Broadway.

The Planning Board has no objection to the one year extension as requested.

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to the requested one year extension: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva, and R. Payne (5); Opposed: None (0); Absent: S. Russell (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
White Plains Planning Board



PLANNING BOARD

MUNICIPAL BUILDING · 70 CHURCH STREET · WHITE PLAINS, NEW YORK 10601

(914) 422-1300 · FAX: (914) 422-1301

THOMAS M. ROACH
MAYOR

JOHN IORIS
CHAIRMAN

CHRISTOPHER N. GOMEZ, AICP
COMMISSIONER OF PLANNING

JUDITH MEZEY
DEPUTY COMMISSIONER

EILEEN J. McCLAIN
SECRETARY

February 17, 2021

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: WESTPARK ASSOCIATES NY LLC, - 1111 WESTCHESTER AVENUE - ONE YEAR EXTENSION OF A PREVIOUSLY APPROVED SITE PLAN TO CONSTRUCT A PARKING GARAGE

At its February 16, 2020 meeting, the Planning Board considered the application by Westpark Associates NY LLC, requesting a one year extension of the site plan amendment approval, which was granted by the Common Council on February 5, 2018 and extended on June 3, 2019 and March 2, 2020. The site plan amendment allows the construction of a three story garage with solar panels on the roof, certain pavement reconfiguration, and installation of security booths.

The Planning Board has no objection to approval of the one year extension.

Planning Board members voting in favor of the motion to send a letter to the Common Council stating no objection to approval of the one year extension: J. Ioris, A. Cabrera, L. Gruenfeld, L. Oliva and R. Payne (5); Opposed: None (0); Absent: S. Russell (1). There is one vacancy on the Board.

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board