

**WHITE PLAINS PLANNING BOARD  
MINUTES FOR THE MEETING OF APRIL 20, 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

Chair, John Ioris read a prepared statement in response to comments made at the Citizens to be Heard session held on April 5, 2021 in relation to the Board's actions taken regarding the Planned Campus District (PCD) overlay district at 701-777 Westchester Avenue.

**NEXT MEETING OF THE BOARD**

The Planning Board's May 18, 2021 meeting was announced. This meeting will be held at 7:00 pm.

**SCHEDULE PUBLIC HEARINGS**

(213-21) **66 Liberty Place**; R2-4 Zoning District – **Site Plan Application for a Single Family House** - Environmentally Sensitive Site.

Michael Mastrogiacomo, the project's designer appeared before the Board to present the site plans for the single-family home at 66 Liberty Place. The site is considered environmentally sensitive due to the presence of steep slopes on the currently vacant lot. The site plan includes landscaping and screening.

Mr. Gruenfeld asked if the house could be placed closer to the front of the property to avoid steep slope disturbance. Ms. Mastrogiacomo stated that repositioning the house would require more re-grading than the current design.

Mr. Payne asked if the grade between the existing home on the adjacent lot would increase. No, the design is intended to reduce the slope between the two homes.

Ms. Cabrera asked what the view would be like from the existing home on the adjacent lot. Due to grade changes, the second floor of that house would be level with the first floor. She also asked if the driveway was suitable for deliveries. Yes, the driveway is 12' in width and expands to allow for a three-point turn.

Ms. Oliva asked if the screened-in porch idea could be reconsidered as a deck to

minimize disturbance to the slopes. There are steep slopes on the site but the porch would be located in a relatively flat portion of the site. The porch design better suits the needs of the homeowner.

A public hearing was scheduled for the May meeting of the Board.

(104-19) **334 West Street; R1-12.5 Zoning District – Four Lot Subdivision Application – Environmentally Sensitive Site.**

Michael Stein, project engineer, appeared before the Board to request a public hearing to be scheduled for the May meeting of the Board. The Board and Departments of Public Safety and Public Works have reviewed several alternatives through an informal review. The applicant is requesting that the Board consider the original, 4-lot subdivision proposal.

Ms. Oliva felt that the subdivision with a cul de sac does not protect the site's environmental features in any way, and that Lot #2 under this option has the same design features that the Departments of Public Works and Public Safety rejected in the shared driveway proposal, i.e., steep slopes, circuitous driveway, water pressure, etc.

Ms. Cabrera and Mr. Payne both felt that the applicant appropriately considered alternatives that would limit the disturbance to steep slopes, as fire safety is above other concerns.

Mr. Gruenfeld stated that the subdivision being presented is the most environmentally disturbing path to take. Mr. Gruenfeld asked if there was any way to reconfigure Lot 2's driveway to reduce disturbance.

A public hearing was scheduled for the May meeting of the Board.

(214-21) **7 Saxon Wood Park Drive; R1-7.5 Zoning District – Site Plan Application for a Single Family House - Environmentally Sensitive Site.**

La Vonn Gilbert, owner, appeared before the Board to present the Site Plan Application for the single-family home proposed at 7 Saxon Wood Park Drive. The site plan was originally approved on September 19, 2019. The applicant was working with the Department of Building to finalize construction drawings, but the pandemic delayed their completion. Since then, the original approval has lapsed. This application is a resubmission of the 2019 plans. No changes have been made, other than response to comments provided in the conditions of the 2019 approval.

Ms. Cabrera asked if the house is setback at the same distance as the neighboring properties. The applicant was not aware of the setback distance for the other two properties. Ms. Cabrera also asked if the tree plan from the initial approval remains the same. Yes.

A public hearing was scheduled for the May meeting of the Board.

## **PUBLIC HEARINGS**

### **(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 subdivided lots are fully zoning compliant.

Ms. Oliva requested adding a condition to the subdivision approval restricting driveway designs that require backing out onto Old Mamaroneck Road. The applicant agreed that a three-point turn could be added when they submit for the Site Plan.

Ms. Cabrera felt that the subdivided properties fit with the character of the neighborhood.

Mr. Payne supported the subdivision.

Mr. Gruenfeld agreed with Ms. Olivas request regarding the configuration of the driveway.

Several members of the public wished to comment on the proposed subdivision.

**Marion D'Aloise**, neighboring property owner, expressed concern over the lack of proposed landscaping and screening along her property. Ms. D'Aloise requested high evergreens or other suitable planting from the back of the property to the front of the house.

The owner did not wish to commit to plantings at this time. The lot has adequate setbacks from the neighbors.

Ms. McClain offered that the Board could request the smaller of the two side yards abut the existing house and that landscaping plans are generally provided to the Building Department for site plan review.

Commissioner Gomez recommended that the Tree Preservation Committee review the project.

**Cheryl Gold**, owner of 125 Old Mamaroneck, stated that the area has issues with stormwater management and fears that developing these lots will contribute to runoff that will effect their property. Ms. Gold added concern over driveway location and requested that a construction management plan be in place to ensure no disturbance to the surrounding areas during construction.

The Department of Public Works will provide the Board with a report to address any potential drainage issues and the Traffic Commissioner will review the location of the driveway. Additionally, a construction protocol will be established with the Building Department after site plans are submitted.

**John McLoughlin**, 123 Greenridge Avenue, requested that the Board deny the proposal because the area cannot support the parking required to support the addition of new homes.

**Joel Abolafia**, 119 Greenridge Avenue, stated that the garage left on the property is infested with rodents and is concerned that demolition of the structure will spread the infestation. Mr. Abolafia added that the fence on perimeter of the property is damaged.

The owner intends to remove the fence and demolish the garage.

Ms. Saiz stated that it is standard procedure to require an exterminator to inspect a property prior to the issuance of a demolition permit.

Mr. Gruenfeld made a motion to adjourn the public hearing until the May meeting of the Board; Mr. Payne seconded; the motion carried unanimously.

(208-21) **170 North Kensico Avenue – Site Plan Application for a Single Family House.**  
Environmentally Sensitive Site.

No one on behalf of 170 North Kensico appeared before the Board.

Ms. Cabrera made a motion to adjourn the public hearing until the May meeting; Mr. Gruenfeld seconded; the motions carried unanimously.

(209-21) **43 Chadwick Road – Site Plan Amendment to construct a screened-in porch at the rear of the house.** Environmentally Sensitive Site.

Stephanie Mylenski, Architect, appeared before the Board to present the site plan amendment for a screened-in porch at the rear of the house located at 43 Chadwick Road. The site is considered environmentally sensitive due to the presence of steep slopes. The screened-in porch will replace the deck currently on the back of the home. The porch location was chosen to minimize earth disturbance.

Mr. Gruenfeld is okay with the porch since it is not located near the sloped area.

Mr. Payne had no objections to the amendment.

Ms. Cabrera liked the minimal disturbance of the selected location.

No public comments were received.

Ms. Oliva made a motion to close the public hearing, Mr. Payne seconded; Ms. Cabrera made a motion to declare the Planning Board Lead Agency for this Type I Action, Ms. Oliva seconded; Mr. Payne made a motion to accept the Environmental Findings Statement as dis tribute, Ms. Cabrera seconded; Mr. Gruenfeld made a motion to approve the project, Ms. Cabrera seconded; all motions carried unanimously.

## OTHER

- (215-21) **Mount Hope A.M.E. Zion Church - 65 Lake Street – Application for an extension of a previously approved Site Plan and Special Permit to construct a residential project.** Common Council referral.

Annie Kline, Attorney, appeared before the Board to request an extension for the previously approved site plan and special permit to construct a residential project at 65 Lake Street, Mount Hope AME Zion. No changes have been made to the proposed plans. The project is using State and Federal funds, which are expected to be fully committed by this spring.

Ms. Cabrera, Ms. Payne and Ms. Oliva all stated no objections to the extension.

Mr. Payne stated that he has a civic relationship with the congregation's pastor, but this will not have any affect on decision making.

Mr. Gruenfeld recused himself, as his employer is involved in the project's development.

Ms. Cabrera made a motion to send a letter to the Common Council stating no objection to the extension of the site plan and special permit approval, Ms. Oliva seconded, the motion carried.

- (216-21) **The Pavilion - 60 South Broadway – One Year extension of Site Plan Approval for proposed multi-use development.** Common Council referral.

Neil Alexander, Attorney, appeared before the Board to request an extension for the approved site plan at 60 S Broadway. The multi-use residential development project is also known as The Pavilion.

No changes have been made.

Mr. Ioris asked the project's status. The owners of this property are currently building The Mitchell, located on Mamaroneck Avenue. The Mitchell needs to be complete before they move onto the next project.

Mr. Gruenfeld stated that the site's conditions are not good and the owner needs to maintain the property.

Mr. Payne had no objections to the extension.

Ms. Cabrera seconded Mr. Gruenfeld's comments.

Mr. Gruenfeld made a motion to send a letter to the Common Council stating no objection to the extension of the site plan and special permit approval, Mr. Payne seconded, the motion carried unanimously.

(217-21) **Comfort Inn – 441 Central Avenue; B-3 Zoning District – Special Permit for a Hotel Use, and Site Plan for an 87 Room Hotel.** Common Council referral.

Annie Kline, Attorney, appeared before the Board to present the Site Plan and Special Permit for Hotel Use for an 87-room hotel located at 441 Central Avenue. There is an arrangement in place for the structure to be operated as a Comfort Inn. There is currently a 28-room 2-story hotel on the property.

The property is located in the B-3 Zoning District, which allows for the 4-story hotel with 87 rooms and 88-space enclosed parking area. The applicant intends to close off existing curb cuts that allow for cut through traffic and will only allow access off Central Avenue. The parking area was designed to allow for trucks to turnaround without backing out onto Central Avenue. The plan requires demolition of a single family home currently being operated as a business. The ZBA granted several variances in December 2020. The variances allow for increased building coverage and decreased setback to accommodate the design of the enclosed parking area. No height variance was required.

To protect the adjacent residential area screening and landscaping are proposed, the lighting was designed to eliminate spillage and the site's grade will reduce the appearance of height along Waldo Avenue.

Ms. Oliva expressed concern over the apparent encroachment into the Battle Hill neighborhood, as the Applicant proposed the demolition of a single family home and felt that the hotel does not suit the area due to its size. She also requested an adequate construction management plan to

Ms. Oliva also asked whom the hotel would be marketed to. Predominately business clients that cannot be attracted to the existing hotel.

Ms. Cabrera likes the design and thinks the hotel will be a huge improvement to the area, but it will also be a huge impact. The structure does not fit with the residential character of the adjacent Battle Hill neighborhood. Ms. Cabrera is hopeful that the hotel could bring new employment opportunities to the area.

Mr. Payne agreed with Ms. Oliva and Ms. Cabrera's comments, adding that Central Avenue is a major thoroughfare.

Mr. Gruenfeld asked why the roof trellis was proposed. The trellis holds the proposed solar panels, which could be removed but would generate less solar energy. Mr. Gruenfeld asked if the parking was enclosed. Yes, it is enclosed to screen from the neighboring property. Mr. Gruenfeld requested that the parking ventilation system be designed in a way that does not effect the Battle Hill neighborhood.

Chairman Ioris felt that this would be a tremendous improvement to the area and believe Battle Hill residents may be amenable to the project, as the existing hotel has developed a reputation for nefarious activities. Mr. Ioris also likes the closure of cut through traffic.

Mr. Gruenfeld made a motion to send a letter to the Common Council stating no objection to the extension of the site plan and special permit approval, Mr. Payne seconded, the motion carried unanimously.

(218-21) **174 Westchester Avenue - Application for a Special Permit Amendment and Area Variances to reconfigure existing service station, relocate and expand convenience store, and associated improvements – ZBA referral.**

David Steinmetz, Attorney, appeared before the Board to present the application for a special permit amendment and area variances to reconfigure the existing service station located at 174 Westchester Avenue. The reconfiguration will relocate and expand the convince store and certain associated improvements; there will be no change to number of pumps. The reconfiguration will allow for better flow for cars and deliveries. Variances are required to address encroachments into the setbacks.

The existing parking is not compliant. The Applicant is proposing more parking than presently available but the site is still deficient of two spaces.

Ms. McClain stated that the Board is only examining the amendment to the special permit.

Mr. Gruenfeld thinks this configuration is an improvement over existing conditions.

Mr. Payne asked how far away the Stop and Shop structure would be from the convenience store. They are approximately five feet from one other.

Ms. Oliva and Ms. Cabrera both liked the new configuration and felt that the existing building was poorly located.

Ms. Cabrera made a motion to send a letter of positive recommendation to the ZBA; Mr. Gruenfeld seconded, the motion carried unanimously.

Ms. Oliva made a motion to close the meeting; Ms. Cabrera seconded, the motion carried unanimously. The meeting adjourned at 9:00 pm.



## PLANNING BOARD

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

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DEPUTY COMMISSIONER

EILEEN J. McCLAIN, AICP  
SECRETARY

April 21, 2021

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: MOUNT HOPE AME ZION CHURCH – 65 LAKE STREET - ONE-YEAR  
EXTENSION OF SITE PLAN AND SPECIAL PERMIT FOR CONSTRUCTION OF  
A BUILDING ADDITION FOR 56 APARTMENTS

At its April 20, 2021 meeting, the Planning Board considered the application submitted by Mount Hope AME Zion Church for a one year extension of the Site Plan and Special Permit approval that was granted by the Common Council on March 5, 2018, and extended on May 6, 2019, and May 4, 2020.

The project involves construction of a 4,352 square foot addition to the existing church for a 56-unit apartment building for senior citizens with household income of 60 percent of the area median income. The Special Permit is required because the addition brings the building height to six stories and 65 feet. The project also includes 72 parking spaces, with 47 designated for the church use and 25 designated for the residential use.

No changes are proposed to the approved project, and the applicant. The Planning Board has no objection to a one year extension of the approval as requested.

Planning Board members voting in favor of a motion to send a letter to the Common Council stating no objection to the granting of a one year extension of the Site Plan and Special Permit approval: 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



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SECRETARY

April 21, 2021

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 60 SOUTH BROADWAY – ONE YEAR EXTENSION OF AMENDED SITE  
PLAN AND SPECIAL PERMIT APPROVAL

At its April 20, 2021 meeting, the Planning Board considered the application for a one year extension of the amended site plan and special permit approval for the development of a mixed-use project with 814 dwelling units with amenities and 29,000 square feet of retail and restaurant space. No changes are proposed to the approved plan and no zoning changes have been made to the surrounding area.

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

Planning Board members voting in favor of sending a letter to the Common Council stating no objection to the one year extension of the amended site plan and special permit approval: J. Ioris, L. Gruenfeld, A. Cabrera, 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



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SECRETARY

April 21, 2021

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: COMFORT INN – 441 CENTRAL AVENUE – SPECIAL PERMIT FOR A HOTEL  
USE AND SITE PLAN FOR AN 87 ROOM HOTEL

At its April 20, 2021 meeting, the Planning Board considered the application submitted by Meryde Group of Hotels, LLC for Special Permit and Site Plan approval for a proposed hotel to be constructed at 441 Central Avenue.

The project involves demolition of the existing two-story, 28 room motel and construction of a four-story, 87 room hotel with 88 parking spaces enclosed in a garage, with both vehicular and pedestrian access off of Central Avenue.

The Board was unanimous in its support of the hotel use and found it to be a visually appealing addition to Central Avenue. There was concern, however, about the size of the building relative to the houses on Waldo Avenue, Sybil Street, and other nearby streets, and the appearance of the building as a commercial intrusion into the Battle Hill neighborhood.

The Board suggests that the Common Council explore the possibility of lowering the rooftop solar panels to the minimum required by the Department of Public Safety to make the scale of the building more compatible with the residential neighborhood to the rear.

Planning Board members voting in favor of a motion to send a letter to the Common Council stating no objection to approval: 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



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SECRETARY

TO: Cecilia Bikkal, Chairwoman  
White Plains Zoning Board of Appeals

FROM: John Ioris, Chairman  
White Plains Planning Board

DATE: May 2, 2021

RE: 174 WESTCHESTER AVENUE  
SBL 126.61-3-5  
B-3 Zoning District  
Amendment to Special Use Permit for a Service Station and Area Variances  
Z-2021-12

At its April 20, 2021 meeting, the Planning Board reviewed the application for a Special Permit Amendment to allow demolition of the Mobil station building and construction of a new building with expanded convenience store in the northwest corner of the lot. The number of gas pumps is not proposed to change.

The Planning Board believes that the reconfiguration of the site will improve circulation in and around the service station, and the Board supports the application as proposed.

Respectfully submitted,

**JOHN IORIS**  
John Ioris, Chairman  
White Plains Planning Board