

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF June 15, 2021**

MEMBERS PRESENT: John Ioris, Leonard Gruenfeld, Richard Payne, Sarina Russell, 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

NEXT MEETING OF THE BOARD

The Planning Board's July 20, 2021 meeting was announced. This meeting will be held at 7:00 pm.

SCHEDULE PUBLIC HEARINGS

(224-21) **186 Hillair Circle**; R1-20 Zoning District – **Site Plan Amendment for an In-ground Pool**. Environmentally Sensitive Site.

Sean Walters, Landscape Architect, appeared before the Board to present the site plan amendment to accommodate an in-ground swimming pool at 1186 Hillair Circle. There are wetlands and steep slopes located on the property. The site plan proposes screening and 3' retaining walls at the back of the property. The pool will replace what is now manicured lawn area.

Ms. Cabrera would like to see comments from staff, but felt that the plan was well designed.

Mr. Gruenfeld asked if the retaining wall encroaches into the wetland buffer area. Yes, by a small amount. Mr. Gruenfeld asked if it could be moved away from the buffer. If the walls were moved, it would create other issues with the building setback or regular lawn maintenance.

A public hearing was scheduled for the July 20, 2021 Planning Board Meeting.

PUBLIC HEARINGS

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

John Collins, project engineer, appeared before the Board to present the revised two-lot subdivision at 106 Old Mamaroneck Road. The plans had been modified to respond to DPW comments, the revised plans were submitted to staff for further comments.

Ms. Oliva asked the applicant to consider driveway configurations that minimize backing out onto Old Mamaroneck Road.

No public comments were made.

Ms. Oliva made the motion to adjourn the hearing, Mr. Payne seconded and the motion carried unanimously. The hearing will be adjourned until the July 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.

LeVonn Gilbert, owner, appeared before the Board to present the previously approved Site Plan application for 7 Saxon Wood Park Drive. The plans for the home have not changed since the last approval.

The Board had no further comments.

No public comments were made.

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

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

John Collins, project engineer, appeared before the Board to present the four-lot subdivision proposed at 344 West Street. The lot is approximately 2.5 acres and is located in the R1-12.5 Zoning District. There is an existing home on the property. The site is considered environmentally sensitive due to the presence of rock outcroppings.

The subdivision will require a street extension off West Street with a proposed cul-de-sac to access the subdivided lots. The existing home will remain at 334 West Street.

The applicant has been working informally with the Board and City staff over several months. They created an alternative site design that minimizes disturbance to the rock outcropping but is unfeasible from a Public Safety prospective.

Mr. Payne appreciated that the owner was willing to reconfigure the site plan to avoid disturbance to the rock outcroppings on the property even though the proposed site design cannot avoid the feature.

Ms. Russell recalled there was a discrepancy with the lot line between 334 and 336 West Street.

Ms. Russell and Mr. Gruenfeld stated that they preferred the less disruptive plan but the Public Safety concerns take precedent.

Chairman Ioris asked if a Homeowners Association would be formed to address shared maintenance. Yes.

Ms. Oliva asked how long and steep the driveway is for Lot 2 and asked if any retaining walls are proposed. There are no retaining walls proposed. The driveway slopes 12% and is 276' to the garage. It is long because it follows the path of an old driveway, which will reduce disturbance required.

Ms. Cabrera appreciates the effort that went into creating a second layout.

Mani Venkaseswaraw, 336 West Street, recently purchased the property from the current owners of 334 West Street and applicant for the project. The proposed subdivision was not mentioned to the owner at the time of sale. Mr. Venkaseswaraw is concerned what this project will do the value of his property.

Steve Cotugo, 307 West Street, concerned over driveway configuration on Lot 2 and blasting required to create the main driveway from West Street.

Ms. Oliva made a motion to adjourn the hearing to the July meeting of the Board, Mr. Gruenfeld seconded, the motion carried unanimously.

(222-21) **135 Saxon Woods Road; R-12.5 Zoning District – Site Plan Amendment to legalize walls, driveway alterations, patio, and for a new bridge and deck expansion, and stormwater control features.** Environmentally Sensitive Site.

Christine Broda, project architect, appeared before the Board to present the Site Plan Amendment at 135 Saxon Woods Road. The amendment will legalize walls, driveway alterations, and patio and allow for a new bridge, deck expansion, and stormwater control features. The property is considered environmentally sensitive due to the presence of steep slopes and the Mamaroneck River on the property. The river serves as the boundary between the City of White Plains and the Village of Scarsdale. The home is located on the White Plains side while the "back yard area" sits on the Scarsdale side, abutting Saxon Woods Park. An existing bridge connects the two sides of the property.

Mr. Gruenfeld, referencing the letter from the Environmental Officer, asked if the streambed's width would be reduced. That is not the intention of the project, the new walls are going where the existing walls are located, no encroachment into the streambed has been proposed.

Ms. Russell liked the work proposed to be completed.

Victor Sinansky, 131 Saxon Woods Road, stated concerns that the application materials are not sufficient and requests that New York State Department of Environmental Conservation (NYS DEC) be involved.

Ms. Broda provided a letter from the NYS DEC stating that this project does not require further DEC involvement.

Ms. Oliva made a motion to adjourn the hearing, Mr. Gruenfeld seconded, the motion carried unanimously.

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

Michael **Masto...**, project engineer, appeared before the Board to provide project updates. The applicant is coordinating tests with DPW and awaiting further comments from Public Safety and DPW.

Chairman Ioris expressed concern over the applicant's ability to design a driveway that meets the City's requirements. Some of the slope will be cut back to reduce the grade and will be supported by retaining walls.

Ms. Oliva asked about the height of the retaining walls. They will be 4 and 5 feet tall and are within the allowed height.

Ms. Russell and Mr. Gruenfeld said that following a site visit they were able to visualize the development better, but are still concerned that the slope of the driveway will be a problem.

Ms. Oliva and Mr. Gruenfeld expressed concern over the design of the stormwater management system but will await DPW's comments.

No members of the public wished to comment.

Ms. Oliva made a motion to adjourn the Public Hearing until the July meeting of the Board, Mr. Payne seconded, the motion carried unanimously.

OTHER

(223-21) **60 South Broadway – One-Year Extension of 2 Lot Subdivision Approval.**

Neil Alexander, Attorney, appeared before the Board to request a one-year extension for the 2-lot subdivision at 60 S Broadway. No changes have been made to the subdivision.

Mr. Gruenfeld made a motion to write a letter to the Common Council stating that the Board has no objection to the one-year extension for subdivision approval, Ms. Russell seconded, the motion carried unanimously. The Board's letter to the Council is appended hereto.

- (230-21) **Salsa Picante** - 359-368 Mamaroneck Avenue - **Special Permit for Outdoor Dining.** Common Council referral.

No representative for Salsa Picante appeared before the Board to request a Special Permit for Outdoor Dining at Salsa Picante, 359-368 Mamaroneck Avenue.

Mr. Payne made a motion to write a letter to the Common Council stating that the Board has no objection to outdoor dining at Salsa Picante, Ms. Oliva seconded, the motion carried unanimously. The Board's letter to the Council is appended hereto.

- (225-21) **Bello's Mexican Grille** - 8 City Place - **Special Permit for Outdoor Dining.** Common Council referral.

No representative for Bello's Mexican Grille appeared before the Board to request a Special Permit for Outdoor Dining at Bello's Mexican Grille, 8 City Place.

Ms. Oliva made a motion to write a letter to the Common Council stating that the Board has no objection to outdoor dining at Bello's Mexican Grille, Mr. Gruenfeld seconded, the motion carried unanimously. The Board's letter to the Council is appended hereto.

- (227-21) WP Development NB LLC – **52 North Broadway**; PRD Zoning District - **Site Plan Application for development of a Planned Residential Development with multi-family housing, independent living, assisted living, and single-family townhouses.** Common Council referral.

Tony Vezeano appeared before the Board to present the Site Plan for the development of a Planning Residential Development with multi-family housing, independent living, assisted living and single-family townhouses.

The Common Council approved a PRD Master Plan for the site's development in March 2021; the Site Plan is consistent with the approved Master Plan. A 2.5-acre publicly accessible park will be located off N Broadway. The Chapel, front of the Convent and the Mapleton House will remain in their current locations. The applicant will be going before the Historic Preservation Committee in July to obtain a Certificate of Appropriateness for other structures to be demolished. Behind the Convent is a 3-story multi-family building with 48 units, behind that structure will be a 6-story building with 232 independent living units and a 5-story building with 103 assisted living units. Twenty-eight two-story townhouses are located on the north and south sides of the site.

All cars will enter and exit from N Broadway. The site's existing loop circulation will remain and additional exits to neighboring Pace campus and on Ross Street will be closed off. Most of the sites parking will be located underground; there are three areas with surface parking.

Ms. Cabrera asked about the existing stone walls at the entrance. The walls will not be removed. Ms. Cabrera supports programming the space, but where will patrons park? Most programmed events would be small in nature and would not draw people from outside of the immediate area.

Ms. Oliva appreciated the updated circulation plan and asked about screening and landscaping between the development and the Ross Street neighborhood. A 25' layered planting buffer including evergreens, shade trees, smaller trees, etc. are

proposed around all buildings and peripheral areas, including the Ross Street neighborhood. Ms. Oliva asked if there is a solar component to the project. No, there is not.

Mr. Gruenfeld liked the open space and asked about the exits on site. There is an emergency exit for the fire department to access the assisted living facility. Mr. Gruenfeld asked if green roofs could be incorporated at the independent or assisted living facilities. There are large surface stormwater management systems that filter the water collected from the roofs of the new buildings.

Ms. Russell asked if there is a gatehouse to control the property. There is no gatehouse; each individual structure will have their own security systems.

Mr. Payne asked how access to the site would be limited from the Pace Campus. Through a series of signage and physical barriers. Mr. Payne asked if the Neighborhood Associations in this area had been met involved. Yes, the applicant has been meeting with a representative of the local associations.

Chairman Ioris and Mr. Payne both felt that the current design is much improved over the original submission in 2016.

Mr. Gruenfeld made a motion to write a letter to the Common Council stating that the Board recommends Site Plan approval for 52 North Broadway, Ms. Russell seconded, the motion carried unanimously. The Board's letter to the Council is appended hereto.

- (228-21) New York State **Department of Motor Vehicles - Governmental Use Permit** to relocate the DMV from 200 Hamilton Avenue to 1 Maple Avenue (the Source). Common Council referral.

No one appeared before the Board to request a Governmental Use Permit to relocate the DMV from 200 Hamilton Avenue to 1 Maple Avenue (the Source).

Mr. Payne made a motion to write a letter to the Common Council stating that the Board has no objection to the relocation of the DMV to 1 Maple Avenue, Ms. Cabrera seconded, the motion carried unanimously. The Board's letter to the Council is appended hereto.

- (229-21) **Zoning Amendment regarding Section 8.5.1 of the Zoning Ordinance to expand eligibility and increase the fee-in-lieu per parking space required.** Common Council referral.

Planning Commissioner Gomez appeared before the Board to present the Zoning Amendment regarding Section 8.5.1 to expand eligibility and increase the fee-in-lieu per parking space required.

Currently, an applicant can buy out of up to 10 required parking spaces, as of right, if their project is in the Central Parking Area. More spaces can be bought out of at the discretion of the approval agency. The proposed change will give the approval agency full discretion over the number of spaces to be bought out.

This amendment will expand that eligibility to projects located outside of the CPA but within a certain distance of existing City parking structures (this does not include surface lots) to buy out of up to 5% of the required parking spaces.

Ms. Russell asked whom this change will benefit, the City or the developer. Both, over building underutilized parking is not in the City' interest, likewise, the fee a developer would pay is lower than the cost of developing structured parking. The fee-in-lieu is just one of many ways the code allows developers to meet the parking requirement.

Ms. Cabrera made a motion to write a letter to the Common Council stating that the Board has no objection to the amendment as to form, to scheduling the Public Hearing, consistent with the Comprehensive Plan, and no objection to the Zoning Amendment; Mr. Payne seconded, the motion carried unanimously. The Board's letter to the Council is appended hereto.

Mr. Payne made a motion to close the meeting; Ms. Russell seconded, the motion carried unanimously. The meeting adjourned just before 9:45 pm.