

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF FEBRUARY 21, 2017**

MEMBERS PRESENT: John Ioris, Anna Cabrera, Lynn Oliva, Sarina Russell, and Jon Westlund

MEMBERS ABSENT: Justin Brasch and John Durante

CB REPRESENTATIVE: None

COMMON COUNCIL: None

STAFF MEMBERS: Christopher Gomez, AICP, Commissioner of Planning
Arthur Gutekunst, Senior Assistant Corporation Counsel
Luis Saiz, R.A., Plan Examiner
Eileen McClain, Secretary

SCHEDULE NEXT MEETING OF THE BOARD

The next meeting of the Board was scheduled for March 21, 2017.

ADOPTION OF MINUTES

Ms. Oliva made a motion to adopt the minutes of the January 17, 2017 meeting, Ms. Cabrera seconded the motion, and it carried unanimously.

SCHEDULE PUBLIC HEARINGS

(200-17) **100 Hillair Circle**; R1-20 Zoning District – **Site Plan Amendment for Grading**. Environmentally Sensitive Site. Steep slopes and watercourse.

Glen Hall and Frank Grasso represented the applicant. They described the proposed grading changes and noted that no trees will be removed, and that the area of construction is more than 100 feet from the stream located along the rear property line.

Ms. Russell made a motion to schedule the public hearing for March 21, 2017, Ms. Cabrera seconded the motion, and it carried unanimously.

(201-17) **23 Antony Road**; R1-7.5 and R1-12.5 Zoning Districts – **Site Plan Application for a Single Family House**. Environmentally Sensitive Site – Wetlands

Steve Gross and Vinnie from Westchester Modular Homes described the proposed house noting that it is dimensionally conforming, although there is encroachment into the wetland setback. They noted that the applicant has mobility issues that require one-story living, which makes the house footprint larger.

The Board asked the applicant to consider design changes that will decrease encroachment into the wetland setback, and stated that it would consider allowing a front yard encroachment if for the purpose of reducing wetland buffer encroachment.

A landscape plan is needed, and Ms. Oliva recommended that the applicant seek advice about providing wetland landscaping. Ms. Russell asked whether New York State approvals are required if the wetland is a State designated water resource.

The public hearing was not scheduled. The applicant was asked to submit a revised plan that reduces wetland setback encroachment. The Board will exercise its authority to allow front yard setback encroachment for the purpose of reducing environmental impact.

PUBLIC HEARINGS

None

OTHER

(202-17) 1012 Hall Avenue; R1-5 Zoning District – Request for 25 foot front yard setback.

Ernesto Tartaglione, applicant, explained that the house foundation was poured at the 25' front yard setback line instead of the 30' setback that was approved by the Planning Board. He said that a mistake was made in the placement of the markers for pouring the house foundation. He said there is no financial benefit to him in moving the house forward; it was a mistake.

Ms. McClain said that the R1-5 district requires a 25' front yard setback, but the subdivision was approved with a 40' foot setback to be in line with the other houses on Hall Avenue. The Planning Board approved a reduced front yard in 2013 to 30 feet.

The Board approved the 25.4' front yard setback, with the condition that landscaping be provided along the border with 1002 Hall Avenue, covering at least the 5 foot area of encroachment. The landscape plan must be approved by the Planning Department.

The applicant was informed that development of lots 1 and 2 will require Planning Board approval as environmentally sensitive sites.

(203-17) Petition to Amend the Zoning Ordinance to Increase Height and Residential Density in the B-3 (Intermediate Business) Zoning District on lots Greater than 30,000 square feet, outside the Central Parking Area (CPA) - Petitioner: Mount Hope AME Zion Church - 65 Lake Street. Common Council referral.

Mark Weingarten, attorney for the petitioner, explained the reason for the petition, and described the project that would be built at 65 Lake Street if the Zoning Ordinance is amended to allow for increased density and height as requested. If amended, the site development potential would increase from 50 units to 65 units and the height would increase from 4 stories to 6 stories, upon issuance of a Special Permit by the Common Council.

Commissioner Gomez said that City staff believes the proposed amendment is appropriate as to form and is consistent with the Comprehensive Plan.

Ms. Oliva said that the height increase will have a significant impact on the houses on Woodcrest Avenue that back up to 65 Lake Street. She said that to state that the proposed amendment is compatible with the Comprehensive Plan is premature without the environmental analysis of the potential impacts to the Fisher Hill and Battle Hill neighborhoods where the B-3 district also is located.

Ms. Cabrera said that the density is fine, but the height is a concern.

Commissioner Gomez noted that the amendment requires that 50% or more of the units be affordable in order to get the density or height bonus, and the Comprehensive Plan recommends increasing affordable housing opportunities in the City.

The Board finds that the proposed amendment is appropriate as to form, and is generally consistent with the Comprehensive Plan. The Board will make comments on the substance of the amendment at its March meeting.

- (204-17) **440 Hamilton Avenue**; CB-3 and RM-0.4 Zoning Districts – **Site Plan Amendment to convert Existing Office Building into a Multi-Family Residential Development with Ground Floor Retail Space**. Applicant: AEPI, LLC. Common Council referral.

Philip Fruchter, R.A., and Matthew Pisciotta, attorney, represented the applicant. The project is an adaptive reuse of an office building to convert to 246 apartments, with 25 designated as affordable to household with income at the 80% to 100% AMI level. 1,600sf of ground floor retail space facing North Broadway, and parking provided in the at-grade lot on Barker Avenue.

A joint use parking plan will be in place for 50 spaces with 35 spaces designated exclusively for AT&T.

Mr. Westlund said that it is a creative, ambitious project that looks great.

Ms. Cabrera made a motion to send a letter to the Common Council finding the proposed project to be an enhancement to the neighborhood, and a good adaptive reuse project. Ms. Russell seconded the motion, and it carried unanimously.

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

- (205-17) **440 Hamilton Avenue and 400 Hamilton Avenue**; CB-3 and RM-0.4 Zoning Districts – **Site Plan Amendment to permit the joint use of fifty parking spaces**. Applicant: AEPI, LLC. Common Council referral.

Matthew Pisciotta, attorney, described the proposed parking plan with the joint use of fifty parking spaces.

Ms. Russell made a motion to send a letter to the Common Council finding that the Board has no objection to the site plan amendment, Mr. Westlund 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.

Ms. Oliva asked about photo-simulations from different perspective points. Commissioner Gomez that images will be made only from publicly accessible vantage points.

Ms. Oliva asked if the North Broadway recreation area will be described. William Null, attorney for the applicant, said, yes.

Ms. Oliva made a motion to send a letter to the Common Council finding the Scoping Outline to be comprehensive and finding no objection to its adoption. Mr. Westlund seconded the motion, and it carried unanimously.

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

ADJOURNED - NO DISCUSSION AT MEETING

- (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.
- (102-16) **283 Soundview Avenue**; R1-30 Zoning District – **Preliminary Four Lot Subdivision Application**. Applicant: Bobby Ben-Simon
- (244-16) **6 Brad Lane** – R1-12.5 District - **Site Plan Amendment for a Patio and Expanded Parking Area**. Environmentally Sensitive Site. Applicant Gelgis Espinal
- (234-16) **138 Rosedale Avenue**; R1-7.5 Zoning District – **Site Plan Application**. Environmentally Sensitive Site. Applicant: Ralph and Vito Forgione



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

THOMAS M. ROACH
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CHAIRMAN

CHRISTOPHER GOMEZ, AICP
COMMISSIONER OF PLANNING

LINDA PUOPLO
DEPUTY COMMISSIONER

EILEEN McCLAIN
SECRETARY

February 22, 2017

TO: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: PETITION TO AMEND THE ZONING ORDINANCE TO INCREASE HEIGHT AND RESIDENTIAL DENSITY IN THE B-3 (INTERMEDIATE BUSINESS) ZONING DISTRICT ON LOTS GREATER THAN 30,000 SQUARE FEET, OUTSIDE THE CENTRAL PARKING AREA (CPA)

At its February 21, 2017 meeting, the Planning Board considered the petition by Mount Hope AME Zion Church to amend the Zoning Ordinance to Increase Height and Residential Density in the B-3 (Intermediate Business) Zoning District on lots Greater than 30,000 square feet, outside the Central Parking Area (CPA).

The Planning Board finds the proposed amendment to the Zoning Ordinance to be appropriate as to form and generally consistent with the Comprehensive Plan. The Board will continue its review, and consider the merits of the proposed amendment at its next meeting.

Planning Board members voting in favor of the motion to send the above comments to the Common Council: J. Ioris, A. Cabrera, L. Oliva, S. Russell, and J. Westlund (5); Opposed: None (0); Absent: J. Brasch and J. Durante (2).

Respectfully submitted,

JOHN IORIS
John Ioris, Chairman
White Plains Planning Board



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SECRETARY

February 22, 2017

TO: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 440 HAMILTON AVENUE – SITE PLAN AMENDMENT TO CONVERT EXISTING OFFICE BUILDING INTO A MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH 1,600 SQUARE FEET OF GROUND FLOOR RETAIL SPACE

At its February 21, 2017 meeting, the Planning Board considered the site plan amendment application made by AEPI, LLC, for the conversion of the former AT&T office building at 440 Hamilton Avenue to 245 rental apartments with 1,600 square feet of ground floor retail space fronting on North Broadway.

The Planning Board finds the proposed building changes to be a significant improvement over the appearance of the existing building, describing it as a creative, ambitious, adaptive re-use of a building, which is likely to have a positive effect on the neighborhood.

Planning Board members voting in favor of the motion to send the above comments to the Common Council: J. Ioris, A. Cabrera, L. Oliva, S. Russell, and J. Westlund (5); Opposed: None (0); Absent: J. Brasch and J. Durante (2).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
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February 22, 2017

TO: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 440 HAMILTON AVENUE AND 400 HAMILTON AVENUE – SITE PLAN
AMENDMENT TO PERMIT THE JOINT USE OF FIFTY PARKING SPACES

At its February 21, 2017 meeting, the Planning Board considered the site plan amendment application made by AEPI, LLC, for changes to the joint use parking agreement affecting the 298-space parking lot that fronts on Barker Avenue, which is owned by 440 Hamilton Avenue. The proposed parking agreement designates 35 spaces for the exclusive use of 400 Hamilton Avenue, and another 50 spaces for joint use, with the spaces being used by the office building between the hours of 8:00am to 6:00pm Monday through Friday, and being available for residents at other times.

The Planning Board has no objection to the proposed changes to the site plan(s) and parking agreement.

Planning Board members voting in favor of the motion to send the above comments to the Common Council: J. Ioris, A. Cabrera, L. Oliva, S. Russell, and J. Westlund (5); Opposed: None (0); Absent: J. Brasch and J. Durante (2).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman
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SECRETARY

February 22, 2017

TO: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: REVIEW OF SCOPING OUTLINE FOR THE DRAFT ENVIRONMENTAL IMPACT STATEMENT ON THE PETITION TO: A) AMEND THE ZONING ORDINANCE TO ESTABLISH A NEW ZONING DISTRICT CALLED "PLANNED RESIDENTIAL DEVELOPMENT" AND B) AMEND THE ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF THE 16.09-ACRE PARCEL AT 52 NORTH BROADWAY FROM RM-1.5 TO "PLANNED RESIDENTIAL DEVELOPMENT" DISTRICT

At its February 21, 2017 meeting, the Planning Board considered the Draft Scoping Outline prepared for the Draft Environmental Impact Statement (DEIS) on the petition to establish the Planned Residential Development District at 52 North Broadway.

The Planning Board found the Draft Scoping Outline to be comprehensive, and offers no recommendations for changes.

Planning Board members voting in favor of the motion to find no objection to the Draft Scoping Outline of the DEIS on the proposed amendment to the City of White Plains Zoning Ordinance and Zoning Map: J. Ioris, A. Cabrera, L. Oliva, S. Russell, and J. Westlund (5); Opposed: None (0); Absent: J. Brasch and J. Durante (2).

Respectfully submitted,

JOHN IORIS

John Ioris, Chairman

White Plains Planning Board