

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

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

MEMBERS ABSENT: John Durante

CB REPRESENTATIVE: Fran Jones

COMMON COUNCIL: Milagros Lecuona

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 April 18, 2017.

**ADOPTION OF MINUTES**

Ms. Oliva made a motion to adopt the minutes of the February 21, 2017 meeting, Ms. Cabrera seconded the motion, and it carried unanimously.

**SCHEDULE PUBLIC HEARINGS**

(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

Anthony Pisarri, P.E., from Westchester Modular Houses described the site plan revisions that were made to reduce encroachment into the 50-foot wetland buffer. The house was moved forward 8 feet, resulting in an 8' encroachment into the front yard setback by the garage. This relocation reduced the wetland buffer encroachment of the house and pulled the screened in porch and deck out of the buffer entirely.

Mr. Pisarri said that the utility easement along the easterly property line limits the flexibility in siting the house.

Ms. Russell made a motion to schedule the public hearing for April 18, 2017; Mr. Brasch seconded the motion, and it carried unanimously.

**PUBLIC HEARINGS**

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

Mr. Westlund made a motion to open the public hearing; Mr. Brasch seconded the motion and it carried unanimously.

John Annunziata, P.E., described the proposed site plan changes, which include relocation of a wall to widen the driveway in front of the house; and re-grading the rear

yard to create two separate flat areas connected by stone steps. He also gave an updated drawing to Mr. Saiz, showing the grading along the side property lines.

He noted that the re-grading is more than 100 feet from the stream along the rear property line.

There were no public comments.

This matter was adjourned to April 18, 2017.

## OTHER

(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.

Janet Giris, attorney, stated that the petition by church is in order to construct a 56 units of affordable housing in a six story building.

John Williams, from the church, John Canning, traffic engineer, and Vincent Mellusi described the proposed amendment: B-3 currently allows 4 stories and 50 feet; the amendment would allow 6 stories and 65 feet. The lot area per dwelling unit would decrease from 800 to 500.

Mr. Mellusi presented the site plan, generally. Ms. Giris said that the church has reached out to the neighbors to describe their proposal, and received a positive response. Ms. Oliva noted her appreciation for the outreach.

Commissioner Gomez presented an analysis of the impact of the proposed amendment on other B-3 districts, and concluded that there would be no adverse impacts.

Mr. Brasch made a motion to send a letter to the Common Council making a positive recommendation supporting the petition. Ms. Cabrera seconded the motion, and it carried unanimously.

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

(206-17) **Mercedes Benz White Plains - 50 Bank Street, B-3 Zoning District – Special Permit Amendment and Site Plan Amendment** for a proposed second floor addition over the existing car dealership building. Common Council referral.

Diego Villareale, P.E., Chris Crocco, R.A., and Gary Turco from Mercedes, presented the plan for adding a 9,000sf second story to the facility.

Mr. Villareale said that the space is to be used for offices and to allow for increasing showroom floor space. The change is proposed in order to meet Mercedes Corporate requirements. The addition is zoning compliant. Since April 2016, vehicle deliveries have occurred at their Elmsford location.

Ms. Russell made a motion to send a letter to the Common Council stating no objection to the site plan and special permit amendment as proposed. Ms. Cabrera seconded the motion, and it carried unanimously.

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

- (207-17) **The Broadstone** - Mamaroneck Avenue, Mitchell Place and East Post Road – CB-2 Zoning District – **Site Plan Application** for a 475-unit multi-family development with retail space on the ground level, and a six level parking garage. Common Council referral.

Diego Villareale, P.E., Roddo, R.A., Greg Balew, representing the applicant, and Neil Alexander, attorney, represented the applicant, and described the project: 434 apartments, 6% affordable units, < 8,000 sf of retail space, 15 stories at Mamaroneck Avenue, 16 stories at the interior portion of the site, 6 stories on Mitchell Place, 460 total parking 434 parking spaces for the apartments, 26 parking spaces for the retail use, including 12 at grade off of Mitchell Place, project is zoning compliant, pedestrian access off of Mamaroneck Place, main vehicular access off of Mitchell Place, with secondary access off of Post Road, loading off of Post Road, taller building will set back from street frontage to reduce massing at pedestrian level and to be consistent with the existing store fronts, open space proposed on Mitchell Place and a paved corner of Post and Mamaroneck which is intended to be an outdoor dining area for a new restaurant, shadow analysis was presented, the parking deck will not be visible from the sidewalks, controlled access to the garage, the project will generate 55 public school students and 20 private school students.

Ms. Oliva noted that the Post Road is busy and that pedestrian safety is a concern for this access drive.

Mr. Westlund asked why this site was selected. Mr. Balew said that it is walkable to the train station, it is on "restaurant row," and within walking distance of grocery stores and shopping. The location will appeal to a broad demographic. He said that despite the very irregular configuration of the lot, acquisition of additional parcels to make the lot more uniform was not desirable because the resulting building would appear too massive, and the proposed number of apartments is appropriate from a cost and marketing perspective.

Construction would occur over a 30-36 month period.

Mr. Westlund asked what will happen when tenants have more than one car. Mr. Ioris noted that there are municipal garages near the project site. Mr. Brasch recommended that the applicant check the parking utilization rate at The Jefferson to verify whether the projected parking need is accurate.

Mr. Westlund made a motion to recommend approval of the site plan; Ms. Cabrera seconded the motion, and it carried unanimously.

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

### **Planning Board's annual report to the Common Council on the actions taken over the previous year to implement the vision and strategies of the Comprehensive Plan.**

Commissioner Gomez made a Power Point presentation to report on City approvals in the past year or so that implement Comprehensive Plan Vision and Strategies.

The Board will forward the presentation to the Common Council with a cover letter.

## 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



## **PLANNING BOARD**

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(914) 422-1300 · FAX: (914) 422-1301

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DEPUTY COMMISSIONER

EILEEN J. McCLAIN  
SECRETARY

March 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 March 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, and outside the Central Parking Area (CPA).

The Planning Board reviewed the Planning Department's analysis of the applicability and potential impact of the proposed amendment to all B-3 Districts in the City. Based on this analysis, the Board recommends approval of the proposed amendment.

Planning Board members voting in favor of the motion to send a letter to the Common Council recommending approval of the proposed amendment: J. Ioris, J. Brasch, A. Cabrera, L. Oliva, S. Russell, and J. Westlund (6); Opposed: None (0); Absent: J. Durante (1).

Respectfully submitted,

**JOHN IORIS**

John Ioris, Chairman

White Plains Planning Board



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March 22, 2017

TO: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: MERCEDES BENZ WHITE PLAINS - 50 BANK STREET – SPECIAL PERMIT  
AMENDMENT AND SITE PLAN AMENDMENT FOR A PROPOSED SECOND  
FLOOR ADDITION OVER THE EXISTING CAR DEALERSHIP BUILDING

At its March 21, 2017 meeting, the Planning Board considered the application made by Pepe Motors Mercedes Benz for a site plan amendment to allow construction of a 9,000 square foot second story over the existing car dealership building at 50 Bank Street. The request has been made to comply with Mercedes corporate requirements. The second story will provide additional offices.

The Board has no objection to approval of the proposed site plan amendment, and thinks that the resulting building will be more attractive than the existing building.

Planning Board members voting in favor of the motion to send a letter to the Common Council finding no objection to approval of the proposed site plan amendment: J. Ioris, J. Brasch, A. Cabrera, L. Oliva, S. Russell, and J. Westlund (6); Opposed: None (0); Absent: J. Durante (1).

Respectfully submitted,

**JOHN IORIS**

John Ioris, Chairman  
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March 22, 2017

TO: THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: THE BROADSTONE - MAMARONECK AVENUE, MITCHELL PLACE AND EAST POST ROAD - SITE PLAN APPLICATION FOR A 434-UNIT MULTI-FAMILY DEVELOPMENT WITH RETAIL SPACE ON THE GROUND LEVEL, AND A SIX LEVEL PARKING GARAGE

At its March 21, 2017 meeting, the Planning Board considered the site plan application made by Alliance Residential Company for redevelopment of a 2.1-acre parcel in the downtown. The proposal is for a mixed-use project with: 434 apartments, including 26 units affordable to households earning 60% of the area median income; 7,855 square feet of ground floor retail space; at-grade public open space; and 448 parking spaces in a six-story garage at the center of the site, and 12 at-grade parking spaces off of Mitchell Place.

The Board suggested that the applicant check parking utilization rates at other downtown apartment buildings, such as The Jefferson, to determine whether one parking space per unit will meet the needs of future tenants.

The Planning Board believes that the proposed project will have a positive effect on the downtown by increasing pedestrian activity on the streets, which will help fill vacant storefronts on Mamaroneck Avenue and Post Road. The Board voted unanimously to recommend approval of the proposed site plan.

Planning Board members voting in favor of the motion to send a letter to the Common Council recommending approval of the proposed site plan: J. Ioris, J. Brasch, A. Cabrera, L. Oliva, S. Russell, and J. Westlund (6); Opposed: None (0); Absent: J. Durante (1).

Respectfully submitted,

**JOHN IORIS**

John Ioris, Chairman

White Plains Planning Board