

**WHITE PLAINS PLANNING BOARD
ACTIONS TAKEN AT MEETING OF
AUGUST 16, 2016**

Next meeting scheduled for September 20, 2016.

ADOPTION OF MINUTES

July 19, 2016 meeting minutes.

Not prepared in time for the meeting.

SCHEDULE PUBLIC HEARINGS

- (227-16) **8 Easthaven;** R1-12.5 District – **Site Plan Amendment for a Deck.** – Conservation Development

No public hearing scheduled. Application determined to be a minor amendment, with approval transferred to the Commissioner of Building, subject to receipt of letters from the Homeowner's Association and the owner of 10 Easthaven Lane, stating no objection to construction of the deck.

- (228-16) **Verizon Wireless** - 78 North Broadway (Pace University); RM-1.5 District – **Special Use Permit for a Cellular Antenna Facility.**

No public hearing scheduled. Application determined to be a minor amendment, with approval transferred to the Commissioner of Building, subject to standard conditions for cellular antenna installations.

PUBLIC HEARINGS

- (222-16) **1150 Mamaroneck Avenue;** R1-12.5 District – **Site Plan Application for a single-family house.** Environmentally Sensitive Site.

Adjourned to September 20, 2016. Applicant to provide information on covenant granting access to cemetery, and tree preservation and landscaping plan, as well as details on final grading and the rubble wall along the driveway.

- (223-16) **48 Hall Avenue;** R2-4 District – **Site Plan Application for a two-family house.** Environmentally Sensitive Site.

Adjourned to September 20, 2016. Awaiting draft environmental findings resolution. Applicant to submit a planting and tree preservation plan, and look address staff comments.

OTHER

- (229-16) **Westchester Healthcare Properties, Inc.** - 120 Church Street; RM-0.35 District – **Application for a one year extension of a previously approved site plan for the construction of a Skilled Nursing Facility.** Common Council referral.

Board has no objection to approval of a one year extension.

- (230-16) **White Plains Plaza** - One North Broadway and 445 Hamilton Avenue: CB-3 District and Special "S" Zone - **Site plan amendment to renovate the Plaza area facing Main Street.** Common Council referral.

Board finds the plan to be an improvement over the existing plaza, but recommends that the applicant consider additional plantings and a water feature.

- (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.

The Board began its review of the petition and asked the Planning Department to provide all Comprehensive Plan references to the property and North Broadway Corridor, and to provide surrounding property and views from Ross Street.

- (215-16) **Proposed amendment to the Zoning Ordinance of the City of White Plains to add "Nursery Business" as a Special Permit Use and adding "Organic Manufacturing" as a Principal Permitted Use.** Common Council referral.

Board has no objection to the proposed amendment and finds the addition of a 300-foot buffer to be a significant improvement over the original proposal.

ADJOURNED - NO DISCUSSION AT MEETING

- (252-15) **17 Fifth Street-** R2-4 District - **Site Plan Amendment Application to re-grade rear yard -** Environmentally Sensitive Site.
- (257-15) **275-293 Central Avenue;** B-3 Zoning District – **Site Plan Amendment to Construct Retaining Walls in the Rear Yard.** (Legalization) Environmentally Sensitive Site. Applicant: Gisondi Family
- (216-16) **74 Coralyn Avenue;** R1-5 District – **Site Plan Application for a Single-Family House.** Environmentally Sensitive Site.
- (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.