

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF MAY 17, 2016**

MEMBERS PRESENT: Michael Quinn, Anna Cabrera, John Durante, John Ioris, Robert Stackpole, and Jon Westlund

MEMBERS ABSENT: Lynn Oliva

CB REPRESENTATIVE: Renee Cohen

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

The next Planning Board meeting was scheduled for June 21, 2016.

ADOPTION OF MINUTES

Mr. Westlund made a motion to adopt the March 15, 2016 meeting minutes; Ms. Cabrera seconded the motion, and it carried. Mr. Stackpole abstained, as he was not present.

Mr. Stackpole made a motion to adopt the April 19, 2016 meeting minutes; Mr. Westlund seconded the motion, and it carried. Ms. Cabrera abstained, as she was not present.

SCHEDULE PUBLIC HEARINGS

None

PUBLIC HEARINGS

(245-15) **Liberty Street** - R2-4 (Residential One and Two Family) Zoning District - **Site Plan Application** - Environmentally Sensitive Site. Applicant: Manny Makan

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

Michael Stein, P.E., presented the plan and noted that he met with Planning Department staff and the Environmental Officer, as recommended by the Planning Board, to explain his engineering decisions, and the impacts of reorienting the house and moving it closer to the street, as recommended by the Conservation Board. The Environmental Officer accepted that the house is situated for least environmental impact.

The proposed house is a 3,200sf stick built single family house with a two car garage below the house. Roof leaders are directed to the rear of the house, with overflow to the driveway. Additional detention is provided in the front, and has been designed for a 100-year storm event.

Amy McCandless, 51 Primrose Street, cited the January 23, 2016 Conservation Board letter, which states that construction of a single family house will have a significant

impact on the steep slopes on the property. She asked if a smaller house would have less impact. Mr. Quinn responded that, if the steep slopes were in the rear of the lot, the house could be moved forward to reduce impacts, but that the house is actually located on the portion of the site that does not have steep slopes and that the impacts are from the driveway grading to get to the house.

Mr. Stein noted that Wright Street cannot be used for access.

The Planning Board directed the Environmental Officer to prepare a draft environmental findings resolution for this project.

Mr. Durante made a motion to adjourn the public hearing; Mr. Stackpole seconded the motion, and it carried unanimously.

(207-16) **9 Woodale Place; R1-5 Zoning District – Site Plan Application for a Single Family House – Lot 1.** Environmentally Sensitive Site.

Mr. Stackpole made a motion to open the public hearing; Mr. Durante seconded the motion, and it carried unanimously.

The Board discussed the site plan applications for Lot 1 and Lot 2 at the same time.

Eliot Senor, P.E., L.S., and Leslie Cohen, the applicant, described the project: single family house with a one car garage. The house was shifted to provide a larger side yard setback on the side that abuts the rear property line of 137 Woodcrest Avenue. In addition, the driveway was shifted to avoid an existing telephone pole. The Board supported this change.

The driveway for 137 Woodcrest crosses the northeast corner of Lot 1. A shared driveway cannot be used because it would prevent either owner from parking in their driveway.

Drywells are proposed in both the front and rear yards of the lots. The houses on Lot 1 and Lot 2 are similar modular homes of approximately 2,500sf excluding the basement, but including the garage.

Mr. Quinn read the communication from the Department of Public Works. Ms. McClain will ask DPW about recommended condition #12. Mr. Senor will discuss the comments with DPW.

Ms. Cohen read the communication from the Conservation Board.

Emily Potillo, 286 Hall Avenue, said that she was told when she purchased her home, that the area behind her home is a natural area. She was advised that there is parkland and a paper street between her house and the project site.

Ms. Lecuona asked if the site plan had been referred to the Design Review Board. Ms. McClain said that they were not referred, as one and two family houses do not require a referral.

Adrienne Attonito, 2 Birch Street, asked about stormwater runoff and whether it would flow to her property, located to the rear. Mr. Senor said that the detention system will

accommodate 6" of rain water, which is the 25-year storm event, and that the proposed wall along the rear lot line will further decrease runoff toward her lot.

The Board directed the Environmental Officer to prepare draft findings for next meeting.

Mr. Stackpole made a motion to adjourn the public hearing until June 21, 2016; Mr. Durante seconded the motion, and it carried unanimously.

- (208-16) **7 Woodale Place**; R1-5 Zoning District – **Site Plan Application for a Single Family House – Lot 2**. Environmentally Sensitive Site.

See discussion above.

- (210-16) **16 Reynal Road**; R1-5 Zoning District – **Site Plan Amendment** – Environmentally Sensitive Site.

Mr. Stackpole made a motion to open the public hearing; Mr. Durante seconded the motion, and it carried unanimously.

Douglas McClure, R.A., described the proposed addition, noting that the structure will not impact any environmentally sensitive features or buffer, but the stormwater system will encroach into the 50' wetland buffer and disturb onsite rock. Michael Stein, P.E., described the stormwater management plan.

Ms. Cohen read the Conservation Board letter, noting that a landscape plan is needed, with planting to provide screening for the abutting neighbor. Mr. McClure noted that no landscaping is proposed to be removed, and the Planning Board determined that a supplemental landscaping is not needed.

Mr. Quinn reviewed the DPW communication to the Board. Mr. Stein said that they can comply with the recommendations.

Paula Piekos, 42 Reynal Road, asked if the addition will add water to the West Branch of the Mamaroneck River. Mr. Stein said that the rate of runoff will not increase above existing levels.

Mr. Quinn reviewed the environmental findings resolution. The landscaping condition was modified to state that no trees shall be removed.

Mr. Westlund made a motion to: close the public hearing; declare the Planning Board to be the Lead Agency for this Type I Action; adopt the environmental findings resolution with condition #5 modified to state only that no trees shall be removed; and approve the site plan application. Ms. Cabrera seconded the motion, and it carried unanimously.

OTHER MATTERS

- (217-16) **The Westchester Mall** - 125 Westchester Avenue – **Site Plan Amendment** to update the facade and signage, replace certain doors and windows, and add a new second floor outdoor dining terrace. Applicant: Simon Property Group. Common Council referral.

Paul Bergins, attorney, and Robert Guerra represented the applicant, Simon Properties.

They described the proposed changes, which were generally finishes to windows, doors, and signs. The one substantial change is the removal of third floor windows on Armory Place to create an outdoor, covered common seating area for the food court in the mall. No new entrances are proposed.

Mr. Stackpole made a motion to send a letter to the Common Council with a positive recommendation; Ms. Cabrera seconded the motion, and it carried unanimously.

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

- (218-16) **The Boulevard** – 55-83 West Post Road, 244-252 Maple Avenue, and 2-8 Brady Place (discontinued) - **Site Plan Application** for a mixed use development of 220,000sf of retail and fitness uses, restaurant, 12 townhomes, and 720 parking spaces. Applicant: Post Maple 77, LLC, a related company of Grid Properties, Inc. Common Council referral.

Janet Giris, attorney, Drew Greenwald from GRID, and John Collins, traffic engineer, represented the applicant. They made a powerpoint presentation of the proposal.

Project features: boutique fitness, small retail spaces with the exception of a large tenant space on Rathbun, 4 levels of free parking and valet parking; tenants can choose their own façades; solar panels and water recirculation for landscaping; no roadway changes, as the existing infrastructure is adequate; no loading on the street; 12 rental units with assigned parking.

Mr. Quinn noted that the shopping center will attract people from all around the City and surrounding towns. Motorists from the south end of White Plains, Mamaroneck, Harrison, and other communities to the south will access the site from Maple Avenue because Post Road prohibits a left turn at Mamaroneck Avenue. He expressed concern about a build-up of traffic at the intersection of Maple and Mamaroneck Avenues, causing motorists to seek alternative routes, through residential neighborhoods.

The Board asked the applicant to evaluate further whether the existing roadway infrastructure is adequate to handle the anticipated traffic that will be generated by The Boulevard.

The Board felt that providing apartments along the Maple Avenue frontage was sensitive to the existing residents on Maple Avenue and served to screen the garage. The members also liked the pedestrian activity along Post Road.

There was discussion about adding pedestrian access from Maple Avenue, through the apartment structure, but the applicant felt that it may pose security risks for tenants.

Mr. Stackpole made a motion to send a letter to the Common Council stating that the proposed building is attractive and will generate pedestrian activity, and that the inclusion of benches, bicycle racks, and green features is good. The Board asked that the applicant further evaluate whether the surrounding roadways have adequate capacity to handle the traffic that will be generate by the project. Mr. Durante seconded the motion to send the above comments, and the motion carried unanimously.

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

- (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 offered suggestions for improvement.

- (219-16) **Orange Theory Fitness** – 245 Mamaroneck Avenue; BR-1 Zoning District – **Special Use Permit for a Health Club.** Common Council referral.

Paul Blanchard, applicant, described the health club: a maximum of 24 people at a time; operation hours 5am to noon, and 4:30pm to 9pm; private group instruction; no food service; 7 onsite parking spaces, 10 in adjacent parking lot; no locker or steam room; 3 staff members onsite at all times; signage will be reviewed by Design Review Board.

Mr. Stackpole made a motion to send a letter to the Common Council recommending approval; Ms. Cabrera seconded the motion, and it carried unanimously.

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

ADJOURNED - NO DISCUSSION AT MEETING

- (252-15) **17 Fifth Street-** R2-4 (Residential One and Two Family) Zoning District - **Site Plan Amendment Application to re-grade rear yard** - Environmentally Sensitive Site.
Applicant: Andrea Hamilton
- (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
- (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.
- (209-16) **1 Nikki Drive** – R1-12.5 Zoning District – **Site Plan Amendment for a Retaining Wall and patio on an Environmentally Sensitive Site.**
- (216-16) **74 Coralyn Avenue;** R1-5 Zoning District – **Site Plan Application for a Single Family House.** Environmentally Sensitive Site.



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EILEEN McCLAIN
SECRETARY

May 23, 2016

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: THE WESTCHESTER MALL - 125 WESTCHESTER AVENUE – SITE PLAN AMENDMENT TO UPDATE THE FACADE AND SIGNAGE, REPLACE CERTAIN DOORS AND WINDOWS, AND ADD A NEW SECOND FLOOR OUTDOOR DINING TERRACE

At its meeting of May 17, 2016, the Planning Board reviewed the application by Simon Properties for a site plan amendment to make certain changes to its Westchester Mall Property. This is the first significant upgrade to the building since the mall opened in 1995. The changes involve new signage, changes to the color of mullions on fenestration, visibility of the valet area, converting the doorway on Armory Place to a sliding door, and most substantially, the removal of windows on the third floor of the building to create a communal outdoor dining area facing Armory Place and Tibbits Park. In addition, the interior of the building will be updated.

The Board is supportive of the proposed changes and recommends approval of the application for site plan amendment. The Board notes that in 2002, it approved a special use permit application made by AT&T for a cellular installation at The Westchester. The installation involved mounting eight antennas onto the facade of the parapet wall fronting on Armory Place and Westchester Avenue within a decorative enclosure that matches the existing parapet wall. The Board recommends that the applicant investigate whether the proposed changes will impact the antennas or the stealth enclosure in which they are located.

Planning Board members voting in favor of recommending approval of the site plan amendment: M. Quinn, A. Cabrera, J. Durante, J. Ioris, R. Stackpole, and J. Westlund (6); Opposed: None (0); Absent: L. Oliva (1)

Respectfully submitted,

MICHAEL QUINN
Michael Quinn, Chairman
White Plains Planning Board



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May 23, 2016

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: THE BOULEVARD – 55-83 WEST POST ROAD, 244-252 MAPLE AVENUE, AND 2-8 BRADY PLACE (DISCONTINUED) - SITE PLAN APPLICATION FOR A MIXED USE DEVELOPMENT OF 220,000SF OF RETAIL AND FITNESS USES, RESTAURANT, 12 TOWNHOMES, AND 720 PARKING SPACES

At its meeting of May 17, 2016, the Planning Board reviewed the application by Post Maple 77, LLC, a related company of Grid Properties, Inc., for site plan approval of a mixed use development located between West Post Road and Maple Avenue, and extending from Rathbun Avenue to the Lincoln Mercury car dealership.

The plan proposes no changes to the surrounding roadways, finding that the existing roadways have capacity for the additional traffic that will be generated by The Boulevard. The Planning Board notes that the shopping center will attract people from all around the City and surrounding towns. Motorists from the south end of White Plains, Mamaroneck, Harrison, and other communities to the south will access the site from Maple Avenue because Post Road prohibits a left turn at Mamaroneck Avenue. This may cause a build-up of traffic at the intersection of Maple and Mamaroneck Avenues, causing motorists to seek alternative routes, through residential neighborhoods. The Board recommends that the applicant evaluate further whether the existing roadway infrastructure is adequate to handle the anticipated traffic that will be generated by The Boulevard.

The applicant explained that the commercial tenants will generally be small retailers that will not require tractor trailer truck deliveries, but that the loading area can accommodate larger trucks making deliveries for the furniture store.

The Board commends the applicant for designing an attractive building that will generate pedestrian activity on the surrounding streets. The Board supports the incorporation of green features throughout the project, and the inclusion of bicycle racks and public seating. The Board also likes that the proposed townhouses along the Maple Avenue frontage will reflect the residential neighborhood to the south.

Planning Board members voting in favor of sending the above comments to the Common Council: M. Quinn, A. Cabrera, J. Durante, J. Ioris, R. Stackpole, and J. Westlund (6); Opposed: None (0); Absent: L. Oliva (1)

Respectfully submitted,

MICHAEL QUINN

Michael Quinn, Chairman

White Plains Planning Board



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EILEEN McCLAIN
SECRETARY

May 24, 2016

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 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

At its meeting of May 17, 2016, the Planning Board reviewed the proposed amendment to the Zoning Ordinance to add “Nursery Business” as a special permit use in the Campus Office and Planned Campus Development Districts, and to add “Organic Manufacturing” as a permitted principal use in the Light Industrial District.

The Planning Board has no objection to allowing “Nursery Business” as a special permit use in the Campus Office and Planned Campus Development districts, with the individual standards detailed in proposed Section 6.7.32.

With regard to “Organic Manufacturing,” the Board notes that manufacturing is already a permitted principal use in the LI district, but there are aspects of organic manufacturing that may be more objectionable than other permitted uses in the district. For that reason, the Board believes that consideration should be given to making “Organic Manufacturing” a special permit use in the LI district in order to establish certain operational controls. Individual standards could be established, for instance, for a minimum lot size, adequate truck access and queuing, limiting the height of material piles and prohibiting the parking of vehicles on top of the piles.

Planning Board members voting in favor of to send the above comments to the Common Council: M. Quinn, J. Durante, J. Ioris, A. Cabrera, R. Stackpole, and J. Westlund (6); Opposed: None (0); Absent: L. Oliva (1).

Respectfully submitted,
MICHAEL QUINN
Michael Quinn, Chairman
White Plains Planning Board



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SECRETARY

May 23, 2016

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: ORANGE THEORY FITNESS – 245 MAMARONECK AVENUE – SPECIAL
USE PERMIT FOR A HEALTH CLUB

At its meeting of May 17, 2016, the Planning Board reviewed the application by Orange Theory Fitness, for a Special Use Permit to operate a health club in a newly constructed building located at 245 Mamaroneck Avenue, which has seven onsite parking spaces, and ten additional spaces provided in an adjacent lot that is owned by the landlord.

The health club was described as having scheduled private group instruction classes with a maximum capacity of 24 persons.

The Planning Board believes that this health club is different from others that are already located in White Plains, and recommends approval of the Special Use Permit for a Health Club.

Planning Board members voting in favor of recommending approval of the Special Use Permit: M. Quinn, A. Cabrera, J. Durante, J. Ioris, R. Stackpole, and J. Westlund (6); Opposed: None (0); Absent: L. Oliva (1)

Respectfully submitted,

MICHAEL QUINN
Michael Quinn, Chairman
White Plains Planning Board