

**WHITE PLAINS PLANNING BOARD
MINUTES FOR THE MEETING OF JUNE 21, 2016**

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

MEMBERS ABSENT: None

CB REPRESENTATIVE: Fran Jones

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

The next Planning Board meeting was scheduled for July 19, 2016.

ADOPTION OF MINUTES

Mr. Stackpole made a motion to adopt the May 17, 2016 meeting minutes; Mr. Durante seconded the motion, and it carried. Ms. Oliva abstained because she was absent from the meeting.

SCHEDULE PUBLIC HEARINGS

(220-16) **Verizon Wireless** – 70 Ferris Avenue – Minor Amendment to the **Special Permit** to relocate antennas.

Michael Sheridan, attorney, described the amendment: 12 replacement antennas, one replacement equipment cabinet, antennas are larger, but in compliance with the taxpayer relief act to qualify as a minor amendment. No antennas face Ferris Avenue. The only change is that the rear facing antennas will be mounted to the façade of the parapet wall instead of behind it.

Mr. Stackpole made a motion to declare the proposed changes to be minor amendment, with approval authority transferred to Building Commissioner, with the conditions that: 1) the antenna mounts be painted to match the building color (brown), and 2) if the FCC regulations of the Taxpayer Relief Act are amended to exclude cellular installations as a minor amendment, the plan will be referred back to the Planning Board for approval. Mr. Durante seconded the motion, and it carried unanimously.

PUBLIC HEARINGS

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

Michael Stein, P.E., represented the applicant.

Mr. Stackpole made a motion to re-open the public hearing, Mr. Westlund seconded the motion, and it carried unanimously.

Amy McCandless, 51 Primrose Street, asked why the woods are being removed, what happens with runoff, and whether neighborhood character is a consideration. Mr. Quinn responded that the Board follows the Zoning Ordinance, which does not require compatibility, and runoff will be addressed by stormwater management measures. *Lisa Roberson, 52 Primrose Street*, does not want cars parking on the street to block access to her house. Mr. Quinn informed her that she can bring her concerns about on-street parking to the Traffic Commission.

Mr. Quinn read the Environmental Findings Resolution conditions.

Mr. Stackpole made a motion to: close the public hearing; declare the Planning Board the Lead Agency for this Type I Action; adopt the Environmental Findings Resolution, and approve the site plan. Mr. Durante seconded the motion, and it carried unanimously.

Anna Cabrera entered the meeting.

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

Steve Anderson, represented the applicant, Leslie Cohen.

DPW comments were read at the May meeting. Mr. Quinn noted the concerns expressed at the public hearing in May.

Leslie Cohen stated that the stormwater calculations indicated that two Cultec detention chambers were needed. The plan provides three; so it provides 50% excess capacity. A level spreader is provided for any overflow, to eliminate point source runoff.

Mr. Quinn read the Environmental Findings Resolution conditions. Mr. Gutekunst said that the Planning Board cannot require any changes to the driveway at 137 Woodcrest, so that condition was stricken from the findings.

Ms. Oliva made a motion to: close the public hearing; declare the Planning Board the Lead Agency for this Type I Action; adopt the Environmental Findings Resolution as amended, and approve the site plan. 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.

Steve Anderson, represented the applicant, Leslie Cohen.

DPW comments were read at the May meeting. Mr. Quinn noted the concerns expressed at the public hearing in May.

Leslie Cohen stated that the stormwater calculations indicated that two Cultec detention chambers were needed. The plan provides three; so it provides 50% excess capacity. A level spreader is provided for any overflow, to eliminate point source runoff.

Mr. Quinn read the Environmental Findings Resolution conditions.

Ms. Oliva made a motion to: close the public hearing; declare the Planning Board the Lead Agency for this Type I Action; adopt the Environmental Findings Resolution, and approve the site plan. Ms. Cabrera seconded the motion, and it carried unanimously.

OTHER MATTERS

(221-16) **German School of New York – 50 Partridge Road; R1-12.5 Zoning District – Minor Site Plan Amendment.**

Robert Davis, attorney, Diego Villareale, P.E., Reinhart Schroh, R.A., and Ed Schlieben, Dean of GSNY, presented the proposed changes, and asked that the Board confirm that they meet the criteria to be considered a minor site plan amendment, and transfer approval authority to the Building Commissioner.

Mr. Davis said that the changes are generally on the interior of the building, and that the existing screening and distance from the nearby residences makes the visual impact minimal. Photo-simulations of the building changes as viewed from the neighboring residences were presented.

The three components of the amendment were described as follows:

- 1) excavate a partial basement below the cafeteria, which was the old gym; construct a middle story in the existing volume of the two-story cafeteria; and raise a portion of the sloped roof to provide adequate headroom, without raising the overall ridgeline;
- 2) fill in a gap between two building projections at the rear of the building to create a temporary cafeteria, which will later be converted to three classrooms; and
- 3) create a shed over the existing concrete pad that houses the maintenance equipment.

The net increase in floor area is 15,000sf.

Mr. Davis noted that the changes are needed to meet the existing demand for space. No increase in enrollment is proposed beyond that approved by the Planning Board in 2013. He said that the school has met with representatives of the North Street and Haviliands neighborhood associations to discuss the site plan changes, and they were invited to attend the Planning Board meeting.

Mr. Stackpole made a motion to declare the proposed site plan amendment to be a minor amendment consistent with the criteria established in the Zoning Ordinance and with the letter from the Building Department, which found the change to be minor. He added that a condition of the determination would be that the plan must still be reviewed by the Department of Public Works and the Design Review Board. Ms. Cabrera seconded the motion and it carried unanimously.

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.
- (216-16) **74 Coralyn Avenue**; R1-5 Zoning District – **Site Plan Application for a Single Family House**. Environmentally Sensitive Site.