



**TOWN OF GREENBURGH PLANNING BOARD  
GREENBURGH TOWN HALL**

**AGENDA**

**WEDNESDAY, JUNE 15, 2011 – 8:00 P.M.**

*Meetings of the Planning Board will be adjourned at 11:00 p.m.*

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**AGENDA**

**1. ROLL CALL**

**2. APPROVAL OF MINUTES**

**3. CORRESPONDENCE**

**4. COMMITTEE REPORTS**

**5. REFERRALS FROM THE TOWN BOARD**

**a. Case No. TB 11-05** Gulf Service Station/Cumberland Farms, 628 Central Park Avenue South, Scarsdale, N.Y. – *Special Permit (Town Board Approval - Referral) & Amended Site Plan (Planning Board Approval)*

Continuation of a work session, held on June 1, 2011, to discuss a special permit and related site plan recommendation (referral from the Town Board, pursuant to section 285-36O(8)(a) of the Town Code), as well as an amended site plan application (Planning Board approval) consisting of proposals to modify an existing building for a conversion to include a 1,697 sq. ft. convenience store and related site improvements including landscaping, pedestrian ramps, and signage. The applicant proposes to remove one (1) existing gas dispenser and demolish the related dispenser island. The property consists of approximately 23,462 sq. ft. and is situated on the southeast corner of Central Park Avenue South and Old Army Road. The subject site is located in the CA Central Avenue Mixed-Use Impact District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.410-299-1.

**b. Case No. TB 11-04** FREM 2240, LLC and PDJ 2260 Saw Mill River Road, LLC, 2240-2260 Saw Mill River Road, Elmsford, N.Y. – *Zoning Map Amendment*

A work session to discuss a recommendation (referral from the Town Board, pursuant to section 285-64 of the Town Code), related to a petition submitted by PDJ 2260 Saw Mill River Road, LLC and FREM 2240, LLC for an amendment to the Town's Zoning Map to rezone two (2) adjoining parcels (2240 and 2260 Saw Mill River Road) currently zoned as Office Building (OB-1), to the Light Industrial (LI) zoning district. The property consists of approximately 77,923 sq. ft. and is situated on the east side of Saw Mill River Road, approximately 650 feet from the intersection of Parkview Place and Saw Mill River Road. The subject site is located in the OB-1 Office Building District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.390-198-19 & 7.390-198-18.

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**a. Case No. PB 09-32** Hai-Wen Peng Subdivision, Westminster Road, Scarsdale, N.Y. – *Preliminary Subdivision, Planning Board Steep Slope & Tree Removal Permit*

A work session to discuss a preliminary subdivision, Planning Board steep slope and tree removal permit application for the purposes of constructing two (2) single family residences on one (1) existing lot totaling 39,266 sq. ft., which is proposed to be subdivided into two (2) lots. Currently, the site is vacant. The applicant proposes Lot 1 to be 20,471 sq. ft. and Lot 2 to be 18,795 sq. ft. New curb cuts will be required on Westminster Road for each of the proposed driveways. The applicant proposes 649 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 4,211 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 15,142 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The project requires 1500 CY of excavation and 500 CY of fill. The applicant has proposed the removal of thirty-three (33) regulated trees from the property as part of the project. The property consists of approximately 39,266 sq. ft. and is situated on the west side of Westminster Road, approximately 400 feet from the intersection of Westminster Road and Ardsley Road. The property is located in the R-7.5 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.460-326-1.

**8. ITEMS FOR PUBLIC HEARING & PUBLIC DISCUSSION (ITEMS WILL START NO SOONER THAN 8:45 P.M.)**

**a. Case No. PB 10-01** Zimmer Subdivision, Locust Street, White Plains, N.Y. – *Preliminary Subdivision & Tree Removal Permit*

A public hearing to discuss a preliminary subdivision and tree removal permit application for a proposal to legalize a 22,290 sq. ft. lot created through a subdivision by deed, for the purposes of constructing one (1) single family residence. Currently, the site is vacant. A new curb cut will be required on Locust Street. The applicant has proposed the removal of fourteen (14) regulated trees from the property as part of the project. The applicant previously received a variance to decrease the required street frontage. The property is situated on the north side of Locust Street approximately 135' from the intersection of Locust Street and Wood Avenue. The subject site is located in the R-10 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.100-56-23.2.

**9. ESTABLISH DATE FOR NEXT MEETING**