



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

**WEDNESDAY, JUNE 1, 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)*

A work session 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.

**6. OLD BUSINESS**

**a. Case No. PB 09-24** Gelsprain Subdivision, Ardsley Road, Scarsdale, N.Y. – *Final Subdivision Extension Request*

A discussion to consider a request for a final subdivision extension. The applicant received final subdivision approval to subdivide five (5) existing lots in order to create a total of twenty-nine (29) lots. The proposed buildable lots would range in size from 26,098 sq. ft. to 37,470 sq. ft., and would add twenty-four (24) single-family residences. Currently, the site is vacant. Final subdivision approval was granted on October 21, 2010. The applicant requests a 180-day extension until October 16, 2011. The property consists of approximately 41.9 acres and is situated on the south side of Ardsley Road approximately 500 feet east of the intersection of Ardsley Road and Old Sprain Road. The property is located in the R-20 One Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.390-277-18 & 8.450-312-1.

**b. Case No. PB 11-11** Will 2 Lose, 303 Central Park Avenue South, Scarsdale, N.Y. – *Special Permit*

A work session to discuss the decision of a special permit application for a proposal to add fitness center/gym uses to an existing physical therapy business located at 303 Central Park Avenue South, Scarsdale. The property consists of approximately 18,295 sq. ft. and is situated on the west side of Central Park Avenue South approximately 600 feet from the intersection of Marion and Central Park Avenue South. The property 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 8.290-224-2.

**7. NEW BUSINESS**

**a. Case No. PB 11-10** Life...the Place to Be, 2 Lawrence Street, Ardsley, N.Y. – *Wetland/Watercourse Permit & Special Permit (Zoning Board of Appeals Approval)*

A work session to discuss a special permit (ZBA Approval, pursuant to section 285-48C of the Town Code), wetland/watercourse permit, and shared parking waiver pursuant to section 285-38D(5), for a proposal consisting of the paving of eighty-two (82) off-street parking spaces and related stormwater facilities in connection with an existing 30,947 sq. ft. building, of which, the applicant currently leases approximately 26,000 sq. ft. The applicant currently operates a special events and family entertainment center known as "Life...the Place to Be." Thirty-five (35) of the new parking spaces to be paved are located within a wetland buffer. The applicant proposes approximately 12,000 sq. ft. of disturbance in the wetland buffer. The project will require the importation of approximately 353 cubic yards of fill, and will therefore require a Fill Permit to be issued by the Bureau of Engineering. The applicant is requesting a special permit from the ZBA to allow a cabaret use. If the cabaret use is permitted, the applicant requests that forty-five (45) parking spaces be waived by the Planning Board as part of a shared parking waiver, pursuant to Section 285-38(D)(5) of the Town Code. The property consists of approximately 249,825 sq. ft. and is situated on the south side of Lawrence Street, approximately 0 feet from the intersection of Lawrence Street and Saw Mill River Road. The property is located in the GI General Industrial District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.370-267-3.

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

**a. Case No. PB 11-09** Stone Ridge Manor, 343-359 Central Park Avenue South, *Scarsdale, N.Y. – Amended Site plan*

A public hearing to discuss an amended site plan application for a proposal to modify an existing emergency access to Stone Ridge Manor (an existing 40-unit residential development) off of South Healy Avenue, to make it an ingress only, automatic gate-controlled entrance. The applicant proposes related signage to ensure that the proposed entrance is for ingress only. Currently, all non-emergency access (ingress/egress) to the site is from Central Park Avenue via Klaff's (341 Central Park Avenue South) parking lot. The property consists of approximately 150,717 sq. ft. and is situated on the west side of Central Park Avenue South approximately 220 feet from the intersection of South Healy Avenue and Central Park Avenue South. The property 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 8.350-253-16.

**9. ESTABLISH DATE FOR NEXT MEETING**