



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

WEDNESDAY, MAY 4, 2011 – 8:00 P.M.

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

AGENDA

1. ROLL CALL

2. APPROVAL OF MINUTES

3. CORRESPONDENCE

4. OLD BUSINESS

- a. Case No. TB 11-02** Scarsdale Golf Club Inc., *Club Way, Hartsdale, N.Y. – Amended Site Plan (Town Board Approval), Planning Board Steep Slope Permit & Tree Removal Permit (Town Forestry Officer Approval)*

A work session to discuss the decision of a Planning Board steep slope permit for a proposal to relocate and/or add to existing uses in the existing North Building Complex (i.e. locker rooms, exercise facilities, pro shop, cafes/bars, swimming facilities), resulting in new building footprint of approximately 4,000 square feet and a total of 7,000 new gross square feet. The North Building Complex is adjacent to the existing Clubhouse. The applicant proposes to disturb 18,536 sq. ft. in total (2,062 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 958 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 2,868 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES), all in the vicinity of the existing North Building Complex. The applicant proposes the removal of four (4) trees. The property consists of approximately 5,784,768 sq. ft. and is situated on the north side of Club Way approximately 250 ft. from the intersection of East Hartsdale Avenue. The subject site 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: 8.361-263-1 SE & 8.361-263-SG.

- b. Case No. PB 08-14** The Esplanade, *250 Central Park Avenue South, Hartsdale, N.Y. – Site Plan and Planning Board Steep Slope Permit Extension Request*

A work session to discuss a request for an extension of a site plan approval and Planning Board steep slope permit. The applicant received site plan approval and a Planning Board steep slope permit for the construction of a fifty-one (51) unit rental apartment building and related site improvements at 250 Central Park Avenue South, Hartsdale, N.Y. A two-year approval and permit was granted on July 29, 2009. The project will disturb 14,946 sq. ft. of 15-25% slopes (STEEP SLOPES), 10,527 sq. ft. of 25-35% slopes (VERY STEEP SLOPES), and 16,214 sq. ft. of 35+% slopes (EXCESSIVELY STEEP SLOPES). The project requires 10,800 cubic yards of excavation, 13,800 cubic yards cut and 3,000 cubic yards filled. The property consists of approximately 98,475 sq. ft. and is situated on the southeastern side of Central Park Avenue South approximately 200 feet from the intersection of Marion Avenue. The property is located in the Central Avenue Mixed-Use Impact [CA] District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.290-226-1.

5. NEW BUSINESS

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

A work session to discuss 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 applicant also proposes to add an incidental dining use to the existing business that would consist of a maximum of eight (8) seats. 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 8.490-224-2.

- b. Case No. PB 11-12** New York Eye and Ear Facility, *1075 Central Park Avenue South, Scarsdale, N.Y. – Amended Site Plan (Pre-submission Conference)*

A pre-submission conference to discuss a proposal to construct a one-story 11,214 sq. ft. eye and ear medical facility in the rear of a site that contains an existing 68,382 sq. ft. building. The property consists of approximately 154,133 sq. ft. and is situated on the west side of Central Park Avenue South approximately 2,000 ft. from the intersection of Ardsley Road 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 8.590-405-3.

- c. Case No. PB 11-13** Tarry Grand Estates Subdivision, *Round a Bend Road, Tarrytown, N.Y. – Subdivision (Pre-Submission Conference)*

A pre-submission conference to discuss a subdivision application for a proposal consisting of a thirteen (13) lot subdivision to create twelve (12) single family residences. Currently, the site is vacant. The applicant proposes to dedicate one of the lots for open space. Access to the site is proposed from Round A Bend Road in the Village of Tarrytown. The property consists of approximately 2,468,109 sq. ft. and is located at the end of Round a Bend Road in the Village of Tarrytown. The property is located in the R-40 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID 7.300-142-3.

6. ITEMS FOR PUBLIC HEARING & PUBLIC DISCUSSION

7. ESTABLISH DATE FOR NEXT MEETING