



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

AGENDA

WEDNESDAY, APRIL 6, 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. COMMITTEE REPORTS

5. REFERRALS FROM THE TOWN BOARD

6. OLD BUSINESS

a. Case No. PB 06-12 Danfor Realty Subdivision, *Blueberry Hill Road, Irvington, N.Y. – Preliminary Subdivision, Planning Board Steep Slope, Wetland/Watercourse & Tree Removal Permit*

A work session to discuss a recommendation to the Zoning Board of Appeals (ZBA) in connection with variances associated with a preliminary subdivision application. The applicant proposes a three (3) lot subdivision with three (3) new single family residences. The property is situated on the north end of Blueberry Road approximately 500 ft. from the intersection of Mountain Road and Blueberry Road. 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 7.440-252-4 & 7.440-252-9.

b. Case No. PB 10-21 Hartsdale Limited Partnership Subdivision, *150-152 Central Park Avenue, Hartsdale, N.Y. – Preliminary Subdivision*

A work session to discuss a preliminary subdivision application for a proposal to subdivide one (1) existing lot of approximately 76,503 sq. ft. into two (2) lots. Lot 1, proposed to be 46,966 sq. ft. and Lot 2, proposed to be 30,537 sq. ft., each have one (1) freestanding commercial building which would remain. The property is located on the southeast side of Central Park Avenue South approximately 400 ft. from the intersection of South Washington Avenue and Central Park Avenue South. Variances from the ZBA are required. 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 8.300-228-5 & 8.300-228-6.

7. NEW BUSINESS

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

a. Case No. PB 10-08 Quintero, *20 Terrace 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 subdivide one (1) existing lot into two (2) lots. The site contains one (1) existing residence. The proposed lots would equal 6,250 sq. ft. (Lot 1) and 5,000 sq. ft. (Lot 2) and add one (1) single-family residence to Lot 2. The applicant proposes the removal of two (2) trees. A new curb cut would be required on Terrace Street. The property consists of approximately 11,250 sq. ft. and is situated on the west side of Terrace Street approximately 0 feet from the intersection of Terrace Street and Dobbs Ferry Road. The subject site is located in the R-5 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.10-6-1.

b. Case No. PB 10-19 Lemin, *19 Club Way, Hartsdale, N.Y. – Planning Board Steep Slope Permit & Tree Removal Permit (Town Forestry Officer Approval)*

A continuation of a public hearing opened and adjourned on February 16, 2011 and March 2, 2011, to discuss a Planning Board steep slope permit and tree removal permit (Town Forestry Officer Approval) application to construct two (2) retaining walls in the rear yard of the property to create a level yard space. Existing retaining walls on the site are proposed to be removed. The site contains one (1) existing residence. The heights of the proposed retaining walls are approximately six (6) ft. The applicant proposes 634 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 1,733 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 1,162 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The project requires 40 CY of excavation and 400 CY of fill. A fill permit from the Bureau of Engineering will be required. The applicant proposes the removal of five (5) trees. The property consists of approximately 13,697 sq. ft. and is situated on the south side of Club Way approximately 650 feet from the intersection of Fisher Street. The property 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: 8.360-258-14.

9. ESTABLISH DATE FOR NEXT MEETING