



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

WEDNESDAY, JULY 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

a. Case No. TB 11-06 Biomed Realty, LP, 410-460 Saw Mill River, Ardsley, N.Y. – Amended Site Plan (Town Board Approval - Referral), Planning Board Steep Slope Permit & Tree Removal Permit (Town Forestry Officer Approval)

A work session to discuss an amended site plan recommendation (referral from the Town Board), a Planning Board steep slope permit and tree removal permit (Town Forestry Officer approval) for a proposal to construct: (1) an 8,935 sq. ft. connector building between two (2) existing buildings on the site (Buildings 410 and 420); (2) a new ramp and stairs at Building 410; (3) a building canopy at Building 420, as well as the demolition of an existing 15,600 sq. ft. cafeteria and related landscaping improvements. The applicant proposes 6,961 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 5,225 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 1,238 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The applicant has proposed the removal of twenty (20) regulated trees from the property as part of the project. The property consists of approximately 1,859,456 sq. ft. and is situated on the northeast side of Saw Mill River Road approximately 1,700 ft. from the intersection of Saw Mill River Road and Lawrence Street. 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: 8.430-305-7..1, 8.430-305-7..2, 8.430-305-7..3, 8.430-305-7..4, 8.500-350-3 & 8.500-350-3.

6. OLD BUSINESS

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

A work session to discuss the decision of 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.

b. Case No. PB 11-10 Life...the Place to Be, 2 Lawrence Street, Ardsley, N.Y. – Wetland/Watercourse Permit)

Continuation of a work session, held on June 1, 2011, to discuss a wetland/watercourse permit application for a proposal consisting of the installation 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 proposed to be installed 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. The Planning Board approved forty-five (45) parking spaces to be waived as part of a shared parking waiver, pursuant to Section 285-38(D)(5) of the Town Code, related to the proposed cabaret use. 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.

7. NEW BUSINESS

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

a. Case No. TB 11-05 Gulf Service Station/Cumberland Farms, 628 Central Park Avenue South, Scarsdale, N.Y. – Amended Site Plan

A public hearing to discuss an amended site plan application 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.

9. ESTABLISH DATE FOR NEXT MEETING