



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

WEDNESDAY, JULY 20, 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) 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 09-33** Rabin-Alexander Subdivision, Downing Drive West, Downing Drive South & Hampton Terrace, White Plains, N.Y. – *Final Subdivision, Planning Board Steep Slope Permit & Tree Removal Permit*

A work session to discuss the decision of a final subdivision, Planning Board steep slope permit and tree removal permit application to subdivide five (5) existing lots in order to create a total of twelve (12) lots. The proposed lots would range in size from 11,250 sq. ft. to 27,158 sq. ft. and add ten (10) additional single-family residences. The site currently contains two (2) existing single-family residences. Access to the site is proposed from Downing Drive West, to Hampton Terrace, which is proposed as a dead end. Access to the site is also proposed from Downing Drive West, to Downing Drive South, with full vehicular, two-way access to and from Downing Drive East. The applicant proposes to improve the proposed streets to a Town standard. The applicant also proposes alternatives that would require, as per Section 250-11(E) of the Town Code, that the Planning Board waive the requirement that the terminated street have a circular turnaround with a pavement radius of forty (40) feet. The applicant proposes to disturb a total of 5,933 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), approximately 1,029 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and approximately 943 sq. ft. of area classified as greater than 35% slope (EXCESSIVELY STEEP SLOPES). A fill permit from the Bureau of Engineering will be required. The property consists of approximately 199,450 sq. ft. and is situated along Downing Drive West, approximately 200 feet from the intersection of Dobbs Ferry Road and Downing Drive West. 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 8.10-2-3, 8.10-2-5, 8.10-2-6, 8.10-9-5 & 8.10-9-6.

7. NEW BUSINESS

- a. Case No. PB 11-18** DeMarrais, 17 Paradise Drive, Scarsdale, N.Y. – *Minor Wetland/Watercourse Permit*

A work session to discuss a minor wetland/watercourse permit application for a proposal to make the following landscape, rear and side yard improvements: (1) the removal of a 130 sq. ft. concrete patio and replacement with a 350 sq. ft. blue-stone patio with gravel base, the reduction of an existing deck and reconfiguration of the stairs; (2) the removal of a 277 sq. ft. concrete walkway and replacement with a 302 sq. ft. blue-stone walkway; and (3) the installation of a variety of plantings and associated sprinkler system. A majority of the existing property falls within the 100 ft. buffer of three (3) existing watercourses, none of which are located on the subject property. The applicant is proposing approximately 26 cubic yards of soil excavation and approximately 1,600 square feet of ground disturbance in the approximately 16,860 square feet of adjacent watercourse buffer area. The nearest point at which the newly proposed disturbance would be located to the existing off-site watercourse is approximately eighty (80) feet. The property consists of approximately 17,860 sq. ft. and is situated on the north side of Paradise Drive approximately 400 feet from the intersection of Paradise Drive and Underhill Road. The property is located in an R-10 One Family Residence District and designated on the tax map of the Town of Greenburgh as Parcel ID: 8.400-281-8.

- b. Case No. PB 11-20** Khangri, 749 Central Park Avenue South, Scarsdale, N.Y. – *Special Permit (Restaurant) & Shared Parking Reduction Request*

A work session to discuss a special permit application for a proposal to renovate an existing vacant restaurant which previously operated pursuant to an incidental dining permit (PB 08-30), with indoor seating approved for eight (8) people. The applicant is proposing indoor seating for eighteen (18) people. Currently, forty-seven (47) parking spaces exist, although fifty-two (52) parking spaces are required on the site. The applicant is requesting a shared parking reduction from the Planning Board for five

(5) spaces. The property consists of approximately 23,522 sq. ft. and is situated on the west side of Central Park Avenue South approximately 200 feet from the intersection of Mt. Joy 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 8.460-325-2, 8.460-325-47 & 8.460-325-48.

c. Case No. PB 11-21 H-Mart, 371 Central Park Avenue North, Hartsdale, N.Y. – *Special Permit (Restaurant) & Shared Parking Reduction Request*

A work session to discuss a special permit application for a proposal to install twenty-four (24) seats within a proposed supermarket in a location formerly occupied by Pathmark. The applicant is proposing indoor seating of twelve (12) tables each with two (2) seats. Currently, 345 parking spaces exist, although 350 parking spaces are required on the site. The applicant is requesting a shared parking reduction from the Planning Board for five (5) spaces. The property consists of approximately 261,901 sq. ft. and is situated on the west side of Central Park Avenue North approximately 800 feet from the intersection of Dalewood Drive and Central Park Avenue North. 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 8.150-96-3.

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

a. Case No. TB 11-06 Biomed Realty, LP, 410-460 Saw Mill River, Ardsley, N.Y. – *Planning Board Steep Slope Permit*

A public hearing to discuss a Planning Board steep slope permit 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 application also requires amended site plan (Town Board approval) and a tree removal permit (Town Forestry Officer approval). 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.

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

A public hearing 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 reduction, 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.

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

Continuation of a public hearing, held on June 1, 2011, 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