



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

AGENDA

WEDNESDAY, AUGUST 3, 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 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.

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

A work session to discuss the decision of 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 convenience store aspect of the project is the subject of a separate special permit approval of the Town Board. 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: 8.410-299-4 & 8.410-299-5.

This matter (Case No. TB 11-05) will be adjourned to a later date.

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

A work session to discuss the decision of 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.

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

A work session to discuss the decision of a wetland/watercourse permit application for a proposal consisting of the installation of ninety-four (94) 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. Currently, the applicant operates a special events and family entertainment center known as "Life...the Place to Be." Fifty-nine (59) of the new parking spaces proposed to be installed are located or located partially within a wetland buffer. The applicant proposes approximately 12,000 sq. ft. of disturbance in the wetland buffer. 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.

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

A work session to discuss the decision of 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.

7. NEW BUSINESS

a. Case No. PB 11-24 Dunkin Donuts, 269 Central Park Avenue South (Mid-Central Shopping Plaza), Scarsdale, N.Y. – Special Permit (Incidental Dining)

A work session to discuss a special permit application (incidental dining) for a proposal to install seating for eight (8) people (two (2) tables each with four (4) seats) in a 1,318 sq. ft. proposed Dunkin Donuts to be located in an existing vacant retail space in the Mid-Central Shopping Plaza. The property consists of approximately 60,339 sq. ft. and is situated on the northwest corner of Marion 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 8.290-225-1.

b. Case No. PB 09-17 Ki-Yol Subdivision, 225 Sprain Road, Scarsdale, N.Y. – Preliminary Subdivision, Planning Board Steep Slope & Tree Removal Permit

A work session to discuss a preliminary subdivision, Planning Board steep slope and tree removal permit application for a proposal to subdivide one (1) lot into two (2) lots. The site contains one (1) existing residence and garage, both of which are proposed to be demolished. The proposed lots would be 23,549 sq. ft. (Lot A) and 23,549 sq. ft. (Lot B) and add two (2) new single-family residences. New curb cuts would be required on Sprain Road. The applicant proposes 1,874 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 1,667 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 2,242 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The applicant proposes the removal of thirty-four (34) trees. The property consists of approximately 47,098 sq. ft. and is situated on the southeast side of Sprain Road approximately 800 feet from the intersection of Sprain Road and Ardsley Road. The property is located in the R-20 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.440-310-5.

c. Case No. PB 09-28 Perko Subdivision, 325 Old Army Road, Scarsdale, N.Y. – Preliminary Subdivision & Tree Removal Permit

A work session to discuss a preliminary subdivision and tree removal permit application for a proposal to subdivide one (1) lot into three (3) lots. The site contains one (1) existing residence and garage, which are proposed to remain. A one (1) story cottage at the rear of the site is proposed to be demolished. A reconfigured driveway off of Old Army Road is proposed to access the existing home. The proposed lots would be 15,757 sq. ft. (Lot 1), 19,478 sq. ft. (Lot 2) and 18,968 sq. ft. (Lot 3) and add two (2) new single-family residences. A new curb cut to a new cul-de-sac is proposed on Old Army Road to access Lots 2 and 3. The applicant proposes the removal of twenty-six (26) trees. The property consists of approximately 68,704 sq. ft. and is situated on the southwest side of Old Army Road approximately 150 feet from the intersection of White Oak Lane and Old Army Road. The property is located in the R-15 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.470-333-3.

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

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

A public hearing to discuss a special permit (restaurant) 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 (five (5) tables each with two (2) seats & two (2) tables each with four (4) seats). 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.

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

A public hearing to discuss a special permit (restaurant) 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.

c. Case No. PB 09-32 Hai-Wen Peng Subdivision, Westminster Road, Scarsdale, N.Y. – Preliminary Subdivision, Planning Board Steep Slope & Tree Removal Permit

A public hearing to discuss a preliminary subdivision, Planning Board steep slope and tree removal permit application for the purposes of constructing two (2) single family residences on one (1) existing lot totaling 39,266 sq. ft., which is proposed to be subdivided into two (2) lots. Currently, the site is vacant. The applicant proposes Lot 1 to be 20,471 sq. ft. and Lot 2 to be 18,795 sq. ft. New curb cuts will be required on Westminster Road for each of the proposed driveways. The applicant proposes 649 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 4,211 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 15,142 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The project requires 1500 CY of excavation and 500 CY of fill. The applicant has proposed the removal of thirty-three (33) regulated trees from the property as part of the project. The property consists of approximately 39,266 sq. ft. and is situated on the west side of Westminster Road, approximately 400 feet from the intersection of Westminster Road and Ardsley Road. The property is located in the R-7.5 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.460-326-1.

d. Case No. PB 10-09 TD Bank, 300 Saw Mill River Road, Elmsford, N.Y. – Site Plan, Planning Board Steep Slope & Tree Removal Permit (Town Forestry Officer Approval)

A public hearing to discuss a site plan, Planning Board steep slope and tree removal permit (Town Forestry Officer approval) application for a proposal to construct a bank of approximately 2,943 sq. ft., together with three (3) drive-thru lanes and related infrastructure. The site contains existing buildings associated with a nursery, which is proposed to be demolished. The applicant proposes to disturb 27,661 sq. ft. in total (947 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES). The applicant proposes the removal of three (3) trees. The applicant previously received an area variance from the Zoning Board of Appeals (ZBA) to decrease the required distance between the proposed off-street parking area and principal building. The property consists of approximately 28,135 sq. ft. and is situated on the east side of Saw Mill River Road and the south side of Old Country Road at the intersection of Saw Mill River Road and Old Country Road. The subject site is located in the DS Designed Shopping District and is designated on the tax map of the Town of Greenburgh as Parcel ID 7.190-60-26.

9. ESTABLISH DATE FOR NEXT MEETING