



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

AGENDA

WEDNESDAY, SEPTEMBER 21, 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 11-05 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.

6. OLD 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 the decision of 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 formerly occupied as Central Tile. 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 11-20 Khangri, 749 Central Park Avenue South, Scarsdale, N.Y. – Special Permit (Restaurant) & Shared Parking Reduction Request

A work session to discuss the decision of 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.

c. 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 work session to discuss the decision of 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.

7. NEW BUSINESS

a. Chapter 280 – Minor Wetland/Watercourse Application Procedure

A work session to discuss potential alternatives with respect to minor wetland/watercourse application procedures, as permitted under the existing Code of the Town of Greenburgh, Chapter 280, Wetlands and Watercourses.

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 Re-Application

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.

This Planning Board steep slope permit application is identical to that which was approved by the Planning Board on Wednesday, August 3, 2011. The current application is a request for re-approval of the Planning Board steep slope permit, due to the failure of the applicant to file a complete Steep Slope Permit Application to the satisfaction of the Town Engineer.

b. Case No. PB 11-19 IK Realty Co., 249 Saw Mill River Road, Elmsford, N.Y. – Amended Site Plan & Wetland/Watercourse Permit

A public hearing to discuss an amended site plan and wetland/watercourse permit application for a proposal to reconfigure, pave and stripe forty-three (43) parking spaces on a site with an existing two (2) story building. The site's existing parking spaces consist of gravel surfacing. The applicant proposes to improve the site with curbing, sidewalks, a retaining wall, signage, landscaping and a drainage system to convey stormwater. No changes to the existing building are proposed. The applicant proposes approximately 9,000 sq. ft. of disturbance within a watercourse buffer area. The applicant proposes to excavate approximately seven (7) cubic yards and fill approximately 1,227 cubic yards, and will therefore require a Fill Permit to be issued by the Bureau of Engineering. The subject property is located within the 100-year flood plain of the Saw Mill River. As such, the Applicant shall be required to obtain a Flood Plain Development Permit from the Bureau of Engineering. The property consists of approximately 28,605 sq. ft. and is situated on the west side of Saw Mill River Road, approximately 350 feet from the intersection of Warehouse Lane and Saw Mill River Road. The property is located in the L.I. Light Industrial District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.180-53-3.

This matter (Case No. PB 11-19) will be adjourned to a later date.

c. Case No. PB 11-23 Midway Shopping Center Restaurant, 1001 Central Park Avenue South (Midway Shopping Center), Scarsdale, N.Y. – Special Permit (Restaurant)

A public hearing to discuss a special permit (restaurant) application involving the conversion of a retail space (3,200 sq. ft. – occupied by Palm Beach Tanning) into an approximately 3,200 sq. ft. restaurant with fifty-one seats (forty-one (41) inside and ten (10) in an outdoor patio). The applicant has indicated that 1,294 parking spaces exist and that 1,315 parking spaces are required. The applicant is requesting a shared parking reduction of twenty-one (21) spaces. The property consists of approximately 622,821 sq. ft. and is situated on the southwest corner of the intersection of Central Park Avenue South and Ardsley Road. 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: 8.530-363-2 & 8.530-363-2.

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

Continuation of a public hearing, held on August 3, 2011, 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.

This matter (Case No. PB 09-32) will be adjourned to a later date.

9. **ESTABLISH DATE FOR NEXT MEETING**