



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

AGENDA

WEDNESDAY, OCTOBER 5, 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 11-23** Midway Shopping Center (Restaurant), 1001 Central Park Avenue South, Scarsdale, N.Y. – *Special Permit (Restaurant)*

A work session to discuss the decision of 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.

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

Continuation of a work session, held on August 3, 2011, 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.

7. NEW BUSINESS

- a. Case No. PB 11-27** Twins Delicatessen (Mid-Central Shopping Center), 263 Central Park Avenue South, Scarsdale, N.Y. – *Special Permit (Incidental Dining)*

A work session to discuss a special permit (incidental dining) application for a proposal to install seating for eight (8) people (two (2) tables each with four (4) seats) in a 1,280 sq. ft. existing deli 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 11-26** St. Andrew's Golf Club, 10 Old Jackson Avenue, Hastings, N.Y. – *Planning Board Steep Slope Permit*

A work session to discuss a Planning Board steep slope permit application for a proposal to expand and make improvements to the existing 5th tee off at an existing golf club. The expansion involves a minor addition to the middle tee box. The improvements include the removal and replacement of existing stairs, walkways and walls. In addition, the applicant proposes to place 12" stones in several locations in the vicinity of the 5th tee off, for the purposes of stormwater runoff velocity reduction and dispersion. The applicant proposes 615 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 575 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 1,173 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The project requires 5.3 CY of excavation and 11 CY of fill. The property consists of approximately 6,838,920 sq. ft. and is situated on the north side of Old Jackson Avenue approximately 0 feet from the intersection of Old Jackson Avenue & Sprain Road. The property is located in the R-20 & R-30 One-Family Residence District, Planned Unit Development PUD District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.500-351-1...SA & 8.500-351-1.1.

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

a. Case No. PB 11-17 Sampath, 25 Greenvale Circle, White Plains, N.Y. – Minor Wetland/Watercourse Permit

A public hearing to discuss a minor wetland/watercourse permit application in connection with a proposal to: (1) legalize an existing deck by cutting it back six (6) feet from the property line; and (2) remove two (2) existing steps at the front entry, add one (1) new step and construct a roof over the front porch. A total of 18 square feet of ground disturbance is proposed within the 4,791 square feet of adjacent wetland/watercourse buffer area, which encompasses the entire property. The nearest point at which the ground disturbance will be located to the existing watercourse is approximately fifteen (15) feet. The property consists of approximately 4,791 square feet and is located on the west side of Greenvale Circle, approximately 600 feet from the intersection of Tarrytown Road and Greenvale Circle. 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: 8.20-19-1.

b. Case No. PB 11-25 Elmsford Little League, Saw Mill River Road (West Rumbrook Park), Elmsford, N.Y. - Minor Wetland/Watercourse Permit

Continuation of a public hearing, held on September 7, 2011, to discuss a minor wetland/watercourse permit application for a proposal to demolish and remove an existing approximately 900 square foot clubhouse associated with baseball fields at West Rumbrook Park, and construct a replacement two (2) story, approximately 2,016 square foot clubhouse in approximately the same location. The site is adjacent to the Saw Mill River and the Rum Brook. The nearest point at which the newly proposed disturbance would be located to the existing watercourse (Rum Brook) is approximately sixty-five (65) feet. The applicant is proposing approximately 50 cubic yards of soil excavation and approximately 2,000 square feet of ground disturbance in the approximately 534,481 square feet of adjacent watercourse buffer area. The property consists of approximately 534,481 sq. ft. and is situated on the west side of Saw Mill River Road approximately 100 feet from the intersection of Saw Mill River Road and Babbitt Court. The property is located in an R-40 One Family Residence District and designated on the tax map of the Town of Greenburgh as Parcel ID: 7.390-196-6.

c. 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.

9. ESTABLISH DATE FOR NEXT MEETING