



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

AGENDA

WEDNESDAY, OCTOBER 19, 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. Zoning Text Amendment (Chapter 285 – Gas Stations)

A referral from the Town Board (September 27, 2011) to the Planning Board for a report and recommendation in accordance with the requirements of Section 285-64 of the Zoning Ordinance of the Town of Greenburgh amendments to Zoning Ordinance of the Town of Greenburgh, for a zoning amendment to allow gasoline service stations and private gas pumping stations as a special permit use in the Central Avenue Mixed-Use Impact District.

6. OLD BUSINESS

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

A work session to discuss the decision of a 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.

b. 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.

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

Continuation of a work session, held on September 7, 2011, 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 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.

7. NEW BUSINESS

- a. Case No. PB 11-29** Red Barn Restaurant, 158 Central Park Avenue South, Hartsdale, N.Y. – Amended Special Permit (Restaurant)

A work session to discuss an amended special permit (restaurant) application involving a special permit for a restaurant formerly occupied by Red Barn Pizzeria (currently vacant). In PB Case No. 08-13, the Planning Board approved a special permit for Red Barn Pizzeria, to allow a restaurant with sixteen (16) seats. The applicant now seeks to modify the floor plan to add additional seating for a restaurant, and increase the capacity to thirty (30) seats. The property consists of approximately 49,658 sq. ft. and is situated on the east side of Central Park Avenue South approximately 500 feet from the intersection of North 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 8.300-228-7 & 8.300-228-10.

- b. Case No. PB 11-30** Hacienda Azteca Delicatessen, 260 Saw Mill River Road, Elmsford, 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) at a 513 sq. ft. existing deli in an existing building containing three (3) businesses. The property consists of approximately 12,787 sq. ft. and is situated on the east side of Saw Mill River Road approximately 150 ft. from the intersection of Beaver Hill Road and Saw Mill River Road. The property is located in the CB Close Business District and is designated on the tax map of the Town of Greenburgh as Parcel ID 7.190-69-1.

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

- 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 public hearing 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 public hearing 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.

9. ESTABLISH DATE FOR NEXT MEETING