



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

AGENDA

WEDNESDAY, NOVEMBER 2, 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. PB 11-10 381 Knollwood Road Gas Station Convenience Store, 381 Knollwood Road, White Plains, N.Y. – *Special Permit*

A work session to discuss a referral from the Town Board for a special permit application consisting of the utilization of an existing 1,600 sq. ft. building as a convenience store associated with a gasoline filling station that is to reoccupy the site. The applicant proposes related modifications to the site layout (parking spaces/landscaping/island locations). The property consists of approximately 12,439 sq. ft. and is situated on the northeast corner of Knollwood Road and Rt. 119. The property is located in the IB Intermediate Business District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.410-228-14.

6. OLD 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 the decision of 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 the decision of 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.

c. Case No. PB 09-33 Rabin-Alexander Subdivision, Downing Drive West, White Plains, N.Y. – *Street Name Change Request*

A work session to discuss a request to change the name of an interior street (Downing Drive South) previously approved as part of a final subdivision application on August 3, 2011. The properties of the subdivision consists of approximately 199,450 sq. ft. and are situated along Downing Drive West, approximately 200 feet from the intersection of Dobbs Ferry Road and Downing Drive West. The properties are 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. TB 08-08 Ray Catena – 50 Yellowstone Avenue, 436, 450, 460 & 468 Tarrytown Road, White Plains, N.Y. – *Amended Wetland/Watercourse Permit*

A work session to discuss an amended wetland/watercourse permit application. On January 20, 2010, the Planning Board approved a wetland/watercourse permit associated with approximately 18,000 sq. ft. of watercourse buffer area ground disturbance in the approximately 45,300 sq. ft. of adjacent watercourse buffer area for site improvements to an existing auto center that include: (1) a new 1,875 sq. ft. carwash, a 6,254 sq. ft. expansion of an existing auto service center; (2) demolition of two (2) vacant buildings and replacement with a new 8,150 sq. ft. auto dealership; and (3) associated reconstruction of an existing curb cut and construction of a proposed twenty-four foot wide ramp. The applicant proposes to alter the footprint of the previously approved auto service center expansion so that there would be an additional 250 sq. ft. of watercourse buffer encroachment. The area of encroachment previously was disturbed and currently exists as an asphalt parking lot. The property consists of approximately 5.21 acres and is situated on the north side of Tarrytown Road approximately 200 ft. west of the

intersection of Yellowstone Avenue. The property is located in the IB Intermediate Business District and is designated on the Town Tax Map as Parcel ID: 7.410-228-48, 7.480-296-6, 7.480-296-7, 7.480-296-8 & 7.480-296-9.

b. Case No. PB 11-01 Ostashkin Dance Studio, 63 Henry Street, Scarsdale, N.Y. – Site Plan, Planning Board Steep Slope Permit & Tree Removal Permit Application (Town Forestry Officer Approval)

A work session to discuss a site plan, Planning Board steep slope & tree removal permit application (Town Forestry Officer Approval) for a proposal to construct a three (3) story mixed-use building consisting of enclosed parking (1st level), a dance studio of approximately 3,600 sq. ft. (2nd level), and an owner occupied residential unit (3rd level). The applicant proposes vehicular access off Central Park Avenue South and Henry Street. Two (2) vacant buildings exist on the lot and are proposed to be demolished. Variances from the Zoning Board of Appeals (ZBA) are also required. The property consists of approximately 7,405 sq. ft. and is situated on the northeast corner of Central Park Avenue South and Henry Street. 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: 8.460-330-11.

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

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

A public hearing 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 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) 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.

c. Case No. PB 09-17 Ki-Yol Subdivision, 225 Sprain 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 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.

9. ESTABLISH DATE FOR NEXT MEETING