



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

**AGENDA**

**WEDNESDAY, NOVEMBER 16, 2011 – 8:00 P.M.**

*Meetings of the Planning Board will be adjourned at 11:00 p.m.*

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**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 11-29** Red Barn Restaurant, 158 Central Park Avenue South, Hartsdale, N.Y. – Amended Special Permit (Restaurant)

A work session to discuss the decision of 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 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) 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 08-22** Acocella Subdivision, 920 Knollwood Road, White Plains, N.Y. – Final Subdivision & Tree Removal Permit

A work session to discuss the decision of a final subdivision application to subdivide three (3) existing lots containing three (3) existing residences and create a total of four (4) reconfigured lots. The proposed lots would equal approximately 42,645 sq. ft. (lot 1), 41,731 sq. ft. (lot 2), 44,129 sq. ft. (lot 3) and 46,164 sq. ft. (lot 4) and add one (1) additional single-family residence to the proposed lot 1. A new curb cut will be required on Knollwood Road. The applicant has received variances from the Zoning Board of Appeals. The properties consist of approximately 174,670 square feet and are situated on the west side of Knollwood Road, approximately 460 feet north from the intersection of Payne Road and Knollwood Road. The subject site is located in the R-40 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID 7.200-92-9, 7.200-92-10 and 7.200-92-4.

**d. 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 the decision of 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.

**e. 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.

**f. 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 the decision of 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.

**7. NEW BUSINESS**

**a. Case No. PB 08-02** Marom, 11 Elizabeth Street, Scarsdale, N.Y. – Amended Planning Board Steep Slope Permit

A work session to discuss an amended Planning Board steep slope permit application. On June 16, 2010, the Planning Board approved a Planning Board steep slope permit associated with the construction of a one-family residence and related improvements. The Planning Board approved disturbance of approximately 3,004 sq. ft. of area classified as 15-25% slope (STEEP SLOPE), approximately 1,557 sq. ft. of area classified as 25-35% slope (VERY STEEP SLOPE), and approximately 1,798 sq. ft. of area classified as greater than 35% slope (EXCESSIVELY STEEP SLOPE). The site is in mid-construction and the applicant proposes to amend the Planning Board steep slope permit to modify the locations and heights of previously approved retaining walls in three (3) locations. In addition, the applicant is requesting approval for the relocation of a constructed driveway area in the vicinity of the existing garage. The property consists of approximately 11,367 sq. ft. and is located at the corner of the intersection of Elizabeth Street and South Healy Avenue. 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: 8.290-224-11.

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

**9. ESTABLISH DATE FOR NEXT MEETING**