



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

**AGENDA**

**WEDNESDAY, DECEMBER 7, 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**

**7. NEW BUSINESS**

**a. Case No. PB 11-05 Ray, 304 South Healy Avenue, Scarsdale, N.Y. – Planning Board Steep Slope Permit**

A work session to discuss a Planning Board steep slope permit application for a proposal to construct a landscaped area at the rear portion of a residential lot consisting of three (3) tiers of landscaping. The lower tier is proposed to be a flat landscaped area that backs up to an existing bedrock slope. At the top of this existing bedrock slope, an approximately three (3) ft. retaining wall is proposed to be anchored into the existing bedrock to create the second tier. The second tier is proposed to be a sloped landscaped area with an approximately four (4) ft. retaining wall anchored into the existing bedrock to create the third tier. The third tier is proposed to be a flat landscaped area backing up to an existing area of bedrock. A proposed set of stone steps would provide access to each tier. In addition, the applicant proposes to construct an approximate 2,600 sq. ft. addition to the existing residence, along with a related walkway and deck replacement. The applicant proposes to disturb a total of 2,500 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES) and 986 sq. ft. of disturbance on 35%+ slopes (EXCESSIVELY STEEP SLOPES). The project requires approximately 70-100 cubic yards of cut and smaller portions of fill. The property consists of approximately 20,000 sq. ft. and is situated on the east side of South Healy Avenue approximately 700 ft. from the intersection of South Healy Avenue and Thomas Court. 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: 8.290-224-46.

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

**a. Case No. PB 11-22 Luband, 501 Fort Hill Road, Scarsdale, N.Y. – Minor Wetland/Watercourse Permit**

A work session to discuss a minor wetland/watercourse permit application for a proposal to construct an approximately 1,300 sq. ft. semi-circular addition/expansion to an existing driveway, and associated walkway. A majority of the subject property - and the entire front yard of the property where all of the site work is proposed - falls within the 100 ft. buffer of an existing off-site watercourse, located across the street. The site contains an existing one-family residence. The nearest point at which the proposed work would be located to the existing off-site watercourse is approximately thirty-five (35) feet. The applicant is proposing approximately ninety-three (93) cubic yards of soil excavation and approximately 1,500 sq. ft. of ground disturbance in the approximately 5,721 sq. ft. of adjacent watercourse buffer area. The property consists of approximately 12,478 sq. ft. and is located in an R-7.5 One Family Residence District, and designated on the tax map of the Town of Greenburgh as Parcel ID: 8.460-323-10.

**b. 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**