



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

AGENDA

WEDNESDAY, JANUARY 18, 2012 – 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 05-02 Webster Subdivision, 632 Fort Hill Road, Scarsdale, N.Y. – Preliminary Subdivision

Continuation of a work session, held on January 21, 2009, to discuss a subdivision application for a proposal to subdivide three (3) existing lots and create two (2) new lots totaling 26,372 sq. ft. The proposed lots would equal 10,010 sq. ft. (lot 1) and 16,362 sq. ft. (lot 2) and add one (1) additional single-family residence to proposed lot 1. Currently, the site contains one (1) existing single-family residence. The applicant proposes to relocate the existing driveway on the site further from the intersection of Fort Hill Road and Paradise Drive. New curb cuts will be required on Paradise Drive. The property consists of approximately 26,372 sq. ft. and is situated on the north side of the junction of Paradise Drive and Fort Hill Road. The property is located in the R-10 One-Family Residential District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.400-297-10, 8.400-297-11 & 8.400-297-12.

7. NEW BUSINESS

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

a. Case No. PB 10-02 Mascetta Subdivision, Dobbs Ferry Road & Westchester View Lane, White Plains, N.Y. – Wetland/Watercourse Permit Violation

A public hearing to discuss a wetland/watercourse permit violation associated with unauthorized site disturbance, including the importation of fill, carried out during the month of December 2011. Previously, on April 20, 2011, the Planning Board granted preliminary subdivision approval, and a wetland/watercourse and tree removal permit (PB 10-02 Mascetta), for the subdivision of one (1) existing lot in order to create a total of three (3) lots within an onsite wetland/watercourse buffer area, however, the approvals do not convey construction activity permissions. With regard to the subdivision, the proposed lots would be 30,086 sq. ft. (Lot A), 33,998 sq. ft. (Lot B) and 42,413 sq. ft. (Lot C), and add three (3) single-family residences. Currently, the site is vacant. The project would include 24,445 sq. ft. of disturbance (0 sq. ft. in the wetland/watercourse and 24,445 sq. ft. in the wetland/watercourse buffer area) in the approximately 65,527 sq. ft. of adjacent wetland/watercourse and buffer area. The property consists of approximately 106,497 sq. ft. and is situated on the west side of Westchester View Lane approximately 0 feet from the intersection of Dobbs Ferry Road and Westchester View Lane. The property is located in the R-30 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID 8.40-26-1.

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

Continuation of a public hearing, held on December 7, 2011, 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.

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

A public hearing 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.

9. **ESTABLISH DATE FOR NEXT MEETING**