



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

**AGENDA**

**WEDNESDAY, FEBRUARY 1, 2012 – 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 09-26 Galarza, 99 New Sprain Road, Scarsdale, N.Y. – Wetland/Watercourse & Planning Board Steep Slope Permit**

A work session to discuss a wetland/watercourse and Planning Board steep slope permit application involving the legalization of prior work within an on-site watercourse and watercourse buffer area and proposed improvements within the on-site watercourse buffer area. The applicant proposes to legalize: (1) existing retaining walls (and wrought iron fence) along the existing watercourse; and (2) a shed, which was moved within the allowable setback distance. The applicant proposes the following improvements: (1) remove and re-set existing dry stone retaining walls along the northerly line of the premises; (2) remove existing slate patio and replace with flagstone; (3) construct a fireplace and exterior chimney (requires area variances); (4) construct dry stone wall to make a perimeter wall in the front yard; (5) remove/abandon the existing separate sewage disposal system and septic tank; (6) install a sewer connection under the existing driveway; (7) install a new aboveground pool; and (8) create a level yard area with retaining walls at a maximum height of 7.5 ft. The applicant proposes 2,020 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 260 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 690 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The property consists of approximately 20,923 sq. ft. and is situated on the east side of New Sprain Road approximately 200 feet south from the intersection of Deer Hill Lane and New Sprain Road. The property is located in the R-20 One-Family Residence District, and is designated on the tax map of the Town of Greenburgh as Parcel ID 8.330-242-5.

**7. NEW BUSINESS**

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

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

Continuation of a public hearing, adjourned from January 18, 2012, 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**