



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

AGENDA

WEDNESDAY, FEBRUARY 15, 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 11-05 Ray, 304 South Healy Avenue, Scarsdale, 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 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.

7. NEW BUSINESS

8. ITEMS FOR PUBLIC HEARING & PUBLIC DISCUSSION (ITEMS 8a & 8b. ARE SUBJECT TO START AT 8:00 P.M., ITEM 8c. WILL START NO SOONER THAN 8:45 P.M.)

a. Case No. PB 05-02 Webster Subdivision, 632 Fort Hill Road, Scarsdale, N.Y. – Preliminary Subdivision & Tree Removal Permit

A public hearing to discuss a preliminary subdivision and tree removal permit 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 applicant proposes the removal of four (4) trees. 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.

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

A public hearing 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.

c. Case No. PB 09-28 Perko Subdivision, 325 Old Army Road, Scarsdale, N.Y. – Preliminary Subdivision & Tree Removal Permit

A public hearing to discuss a preliminary subdivision and tree removal permit application for a proposal to subdivide one (1) lot into three (3) lots. The site contains one (1) existing residence, which is proposed to remain. A one (1) story cottage at the rear of the site is proposed to be demolished. A reconfigured driveway off of Old Army Road is proposed to access the existing home. The proposed lots would be 15,757 sq. ft. (Lot 1), 19,478 sq. ft. (Lot 2) and 18,968 sq. ft. (Lot 3) and add two (2) new single-family residences. A new curb cut to a new cul-de-sac is proposed on Old Army Road to access Lots 2 and 3. The applicant proposes the removal of twenty-six (26) trees. The property consists of approximately 68,704 sq. ft. and is situated on the

southwest side of Old Army Road approximately 150 feet from the intersection of White Oak Lane and Old Army Road. The property is located in the R-15 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.470-333-3.

9. **ESTABLISH DATE FOR NEXT MEETING**

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