



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

AGENDA

WEDNESDAY, MARCH 21, 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

- a. Case No. TB 12-01** *Blueline Indoor Shooting Range Private Sports Club, 444 Saw Mill River Road, Elmsford, N.Y. – Amended Site Plan (Town Board Approval), Planning Board Steep Slope Permit, Tree Removal Permit Application (Town Forestry Officer Approval), & Area Variances (Zoning Board of Appeals Approval)*

A work session to discuss an amended site plan (Town Board approval and referral to Planning Board), Planning Board steep slope, and tree removal permit (Town Forestry Officer approval) application. The applicant proposes a 7,827 sq. ft. one-story addition to an existing building, for an indoor shooting range. In addition to the building addition, the applicant proposes a related ramp, courtyard and landscaping improvements. The applicant proposes 3,466 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 1,347 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 113 sq. ft. of disturbance on 35%+ slopes (EXCESSIVELY STEEP SLOPES). The proposal also requires two (2) area variances from the Zoning Board of Appeals. The property consists of approximately 393,153 sq. ft. and is situated on the east side of Saw Mill River Road approximately 150' from the intersection of Hunter Lane. The property is located in the PD Nonresidential Planned Development District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.120-17-1.

6. OLD BUSINESS

- a. Case No. PB 11-01** *Ostashkin Dance Studio, 63 Henry Street, Scarsdale, N.Y. – Site Plan, Planning Board Steep Slope Permit, Tree Removal Permit Application (Town Forestry Officer Approval), Use & Area Variances (Zoning Board of Appeals Approval)*

Continuation of a work session, held on March 7, 2012, to discuss a SEQR determination of significance for an action involving site plan, Planning Board steep slope and tree removal permit applications (Town Forestry Officer Approval), and use and area variances (Zoning Board of Appeals Approval), for a proposal to construct a three (3) story mixed-use building consisting of an enclosed parking (1st level), a dance studio of approximately 3,600 sq. ft. (2nd level), and a residential unit (3rd level). The applicant proposes vehicular access off Central Park Avenue South and Henry Street. Two (2) vacant buildings exist on the lot and are proposed to be demolished. Variances from the Zoning Board of Appeals (ZBA) are also required. The property consists of approximately 7,405 sq. ft. and is situated on the northeast corner of Central Park Avenue South and Henry Street. 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: 8.460-330-11.

On November 2, 2011, the Planning Board, as Lead Agency, made a negative declaration on the proposed action. Following the negative declaration, the Planning Board received new information (including an amended Building Inspector determination, received January 18, 2012).

- b. Case No. PB 12-07** *S&R Development – 1 Dromore Road, Scarsdale, N.Y. – Site Plan (Pre-submission Conference)*

A pre-submission conference to discuss a site plan application for a proposal to construct a three (3) story, forty-one (41) unit multi-family building together with related parking and infrastructure. Access to the site is proposed from a new driveway off of Dromore Road. The property consists of approximately 2.26 acres and is situated on the south side of Dromore Road, approximately 600 feet from the intersection of Dromore Road and Central Park Avenue South. Pursuant to a court opinion, the property has been declared to be located in the CA Mixed-Use Impact District. The property is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.471-346-12, 8.471-346-13 & 8.471-346-14

- c. Case No. PB 09-26** *Galarza, 99 New Sprain Road, Scarsdale, N.Y. – Wetland/Watercourse & Planning Board Steep Slope Permit*

Continuation of a work session, held on February 1, 2012, 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

a. Case No. PB 00-02 Winding Farm Estates Subdivision - *Winding Road, Ardsley, N.Y. – Amended Application Request*

A work session to discuss an amended application request in connection with a previously approved subdivision application. The applicant received approval of a Planning Board steep slope permit for the construction of a new public sanitary sewer main on Winding Road associated with a previously approved subdivision application for eight (8) lots as proposed in the Winding Farm Estates Subdivision, wetland/watercourse and steep slopes permit application. The applicant is requesting that the Planning Board accept a change in ownership title of five (5) remaining lots that have not been sold to date, and requesting that the Planning Board accept a new letter of credit for a lower bond amount approved by the Bureau of Engineering. The site fronts on Winding Road South and Winding Road North at the intersection of Winding 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: 8.430-308-3.1, 8.430-308-3.2, 8.430-308-3.3, 8.430-307-3.1 & 8.430-307-3.2.

b. Case No. PB 12-06 Levy Subdivision, *12 Sundale Place, Scarsdale, N.Y. – Preliminary Subdivision (Initial Conference)*

An initial conference to discuss a preliminary subdivision application consisting of a three (3) lot subdivision of two (2) existing lots totaling 127,195 sq. ft. Currently, the site is vacant. The applicant proposes three (3) new single family residences. The proposed lots would be 34,646 sq. ft. (Lot 1), 37,274 sq. ft. (Lot 2) and 41,416 sq. ft. (Lot 3). The applicant proposes a roadway extension and new cul-de-sac as an extension of an existing cul-de-sac (Sundale Place). The property consists of approximately 127,195 sq. ft. and is situated on the south side at the end of an existing cul-de-sac (Sundale Place). The property is situated in the R-30 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.340-246-1 & 8.400-278-18.2.

c. Case No. PB 12-01 Chiocchi Subdivision, *1 Landers Manor Road, White Plains, N.Y. – Preliminary Subdivision (Initial Conference)*

An initial conference to discuss a preliminary subdivision application consisting of a two (2) lot subdivision of existing lot area totaling 105,441 sq. ft. Currently, one single family home exists. The applicant proposes one (1) new single family residence. The applicant proposes that the lots would be 65,689 sq. ft. (Lot 1A) and 39,752 sq. ft. (Lot 1B). The new residence is proposed on Lot 1B. Lot 1A would contain the existing residence. The applicant proposes Lot 1B to be bisected by Landers Manor Road, and the Landers Manor Road extension. The property consists of approximately 105,441 sq. ft. and is situated on the east and west side of Landers Manor Road at the intersection of Dobbs Ferry Road. The property is situated in the R-30 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.40-26-2.1 & 8.40-26-2.9.

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

9. ESTABLISH DATE FOR NEXT MEETING