



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

AGENDA

WEDNESDAY, APRIL 4, 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

7. NEW BUSINESS

8. ITEMS FOR PUBLIC HEARING & PUBLIC DISCUSSION (ITEMS 8a. WILL START AT 8:00 P.M., ITEM 8b. WILL NOT BE DISCUSSED AND WILL BE ADJOURNED, ITEM 8c. WILL START NO SOONER THAN 8:45 P.M.)

a. Case No. PB 09-28 Perko Subdivision, 325 Old Army Road, Scarsdale, N.Y. – Preliminary Subdivision & Tree Removal Permit
Continuation of a public hearing, held on February 15, 2012, 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.

b. Case No. PB 08-02 Marom, 11 Elizabeth Street, Scarsdale, N.Y. – Amended Planning Board Steep Slope Permit
Continuation of a public hearing, held on February 15, 2012, 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.

This matter, PB 08-02, will not be discussed and will be adjourned.

c. 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 public hearing to discuss a Planning Board steep slope permit 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 amended site plan (Town Board approval and referral to Planning Board), a tree removal permit (Town Forestry Officer approval) and 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.

9. ESTABLISH DATE FOR NEXT MEETING