



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

**AGENDA**

**WEDNESDAY, APRIL 18, 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 05-02** Webster Subdivision, 632 Fort Hill Road, Scarsdale, N.Y. – *Final Subdivision & Tree Removal Permit*

A work session to discuss the decision of a final 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 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.

**7. NEW BUSINESS**

**a. Case No. PB 12-02** Planet Wings Delicatessen, 74-84 Virginia Road, White Plains, N.Y. – *Special Permit (Incidental Dining)*

A work session to discuss a special permit (incidental dining) application for a proposal to install seating for eight (8) people (four (4) tables each with one (1) seat and one (1) bench) in a 1,067 sq. ft. commercial space in an existing strip plaza. The existing space was formerly operated as a Chinese takeout use. The applicant proposes to convert the space to a Planet Wings delicatessen. The property consists of approximately 28,749 sq. ft. and is situated on the south side of Virginia Road approximately 750 ft. from the intersection of Hillside Avenue. The property is located in the C.B. – Close Business District and is designated on the tax map of the Town of Greenburgh as Parcel ID 7.220-97-4.

**b. Case No. PB 12-01** Chioocchi 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.

**c. Case No. PB 12-09** H-Mart, 371 Central Park Avenue North, Hartsdale, N.Y. – *Amended Special Permit (Restaurant) & Amended Shared Parking Reduction Request*

A work session to discuss an amended special permit (restaurant) application for a proposal to install thirty-six (36) additional seats to an existing restaurant within an existing supermarket. The applicant proposes twenty (20) counter seats and sixteen (16) additional table seats. On September 7, 2011, the Planning Board granted a special permit (restaurant) consisting of twenty-four (24) seats within the H-Mart supermarket. The indoor seating of twelve (12) tables, each with two (2) seats, was approved as part of PB 11-21. The applicant also received a shared parking reduction from the Planning Board for five (5) spaces in connection with approvals for PB 11-21, as 345 parking spaces exist, although 350 parking spaces were required on the site. The applicant is currently seeking an amended shared parking reduction of seven (7) spaces. 345 off-street parking spaces exist on the site, 357 would be required to facilitate the extra seating. The property consists of approximately 261,901 sq. ft. and is situated on the west side of Central Park Avenue North approximately 800 feet from the intersection of Dalewood Drive and Central Park Avenue North. 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 8.150-96-3.

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

- a. **Case No. TB 12-01/PB 12-10** *BlueLine Indoor Shooting Range Private Sports Club, 444 Saw Mill River Road, Elmsford, N.Y. – Amended Site Plan, Planning Board Steep Slope Permit, Tree Removal Permit Application (Town Forestry Officer Approval), & Area Variances (Zoning Board of Appeals Approval)*

Continuation of a public hearing, held on April 4, 2012, to discuss a Planning Board steep slope permit application, formerly known as TB 12-01. 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.

- b. **Case No. PB 09-12** *Fanelli, 66 Beech Street, White Plains, N.Y. – Site Plan & Planning Board Steep Slope Permit*

A public hearing to discuss a site plan and Planning Board steep slope permit application to construct a multi-family residence, consisting of five (5) townhouse style dwelling units on vacant land. New curb cuts will be required on Beech Street. The applicant proposes to disturb 12,000 sq. ft. in total (915 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 86 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 268 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). Area variance from the Town of Greenburgh Zoning Board of Appeals (ZBA) have been granted. The property is situated on the north side of Beech Street approximately 100 ft. from the intersection of Manhattan Avenue and Beech Street. The subject site is located in the U.R. Urban Renewal District and is designated on the tax map of the Town of Greenburgh as Parcel ID 7.410-222-10.

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

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

**9. ESTABLISH DATE FOR NEXT MEETING**