



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

**AGENDA**

**WEDNESDAY, MAY 2, 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**

**a. Case No. PB 10-02** *Mascetta Subdivision, Dobbs Ferry Road & Westchester View Lane, White Plains, N.Y. – Wetland/Watercourse Permit Violation*

A work session to discuss the restitution of a wetland/watercourse permit violation associated with unauthorized site disturbance, including the importation of fill, carried out during the month of December 2011. The site has since been restored to pre-disturbed conditions. Previously, on April 20, 2011, the Planning Board granted preliminary subdivision approval, and a wetland/watercourse and tree removal permit (PB 10-02 Mascetta), for the subdivision of one (1) existing lot in order to create a total of three (3) lots within an onsite wetland/watercourse buffer area, however, the approvals do not convey construction activity permissions. With regard to the subdivision, the proposed lots would be 30,086 sq. ft. (Lot A), 33,998 sq. ft. (Lot B) and 42,413 sq. ft. (Lot C), and add three (3) single-family residences. Currently, the site is vacant. The project would include 24,445 sq. ft. of disturbance (0 sq. ft. in the wetland/watercourse and 24,445 sq. ft. in the wetland/watercourse buffer area) in the approximately 65,527 sq. ft. of adjacent wetland/watercourse and buffer area. The property consists of approximately 106,497 sq. ft. and is situated on the west side of Westchester View Lane approximately 0 feet from the intersection of Dobbs Ferry Road and Westchester View Lane. The property is located in the R-30 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID 8.40-26-1.

**b. Case No. PB 10-07** *Cabrera, 180 Taxter Road, Irvington, N.Y. – Minor Wetland/Watercourse & Planning Board Steep Slope Permit Extension*

A work session to discuss a 180-day extension request of a minor wetland/watercourse and Planning Board steep slope permit approved on May 7, 2010 and set to expire on May 7, 2012. The 180-day extension would be valid through October 27, 2012. On May 7, 2010, approval was granted to construct an above ground pool and replace the existing brick patio located next to the pool, with a flagstone patio, which will also be extended. The area located behind the proposed pool consists of ledge rock and is proposed to be graded to a 1:1.5 slope. The proposed work would disturb approximately 4,468 sq. ft. of the approximately 19,130 sq. ft. wetland/watercourse buffer area. The proposed disturbance is located approximately sixty-five (65) feet away from an on-site wetland and watercourse. The applicant previously received a Planning Board steep slope and minor wetland/watercourse permit approval on November 20, 2008, as part of Planning Board Case (PB 08-05) for the same proposal. The current proposals follow prior approvals which expired on November 20, 2009, and were subsequently reapproved on May 7, 2010. The property consists of approximately 21,131 sq. ft. and is situated on the east side of Taxter Road, approximately 200 feet from the intersection of Shaw Lane. 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: 7.370-188-11.1.

**4. COMMITTEE REPORTS**

**5. REFERRALS FROM THE TOWN BOARD**

**a. Case No. TB 12-05** *Local Historic Landmark Designation Referral*

A work session to discuss a referral from the Town Board for a proposal to consider the designation of ten (10) federal, state and/or county historic landmarks as local historic landmarks, pursuant to Section 235-5 of the Town Code of the Town of Greenburgh.

**6. OLD BUSINESS**

**a. Case No. 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)*

A work session to discuss an amended site plan, Planning Board steep slope permit, and tree removal permit (Town Forestry Officer approval) 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. Along with 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). Two (2) area variances from the Zoning Board of Appeals are also required. 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 work session to discuss the decision of 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 variances 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*

A work session to discuss the decision of 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.

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

A work session to discuss the decision of 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 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.

**7. NEW BUSINESS**

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

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

A public hearing 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 11-32** Papovitch, 2212 Saw Mill River Road, Elmsford, N.Y. – *Minor Wetland/Watercourse Permit*

A public hearing to discuss a minor wetland/watercourse permit in connection with a proposal to construct a 27' x 4' ADA compliant concrete walkway along the edge of an existing driveway adjacent to a single family residence. The applicant is proposing approximately 6 cubic yards of soil excavation as part of this project. A total of 108 square feet of ground disturbance is proposed within the 3,450 square feet of adjacent wetland/watercourse buffer area, which encompasses the entire front yard portion of the property. The nearest point at which the ground disturbance will be located to the existing off-site watercourse is approximately seventy (70) feet. The property consists of approximately 10,222 square feet and is situated on the east side of Saw Mill River Road, approximately 75 ft. from the intersection of Parkview Place. The property is located in an R-10 One Family Residence District and designated on the tax map of the Town of Greenburgh as Parcel ID: 7.390-198-24.

**c. Case No. PB 11-33** Richardson, 16 High Point Lane, Scarsdale, N.Y. – *Minor Wetland/Watercourse Permit*

A public hearing to discuss a minor wetland/watercourse permit in connection with an application to construct an addition of a one-story, 148 square foot butler's pantry, to be placed adjacent to the existing kitchen and dining room of an existing one-family residence. The entire property falls within the 100 ft. buffer of an existing on-site watercourse (drainage channel). The nearest point at which the proposed work would be located to the existing on-site watercourse is approximately eighty (80) feet. The applicant is proposing seven (7) cubic yards of soil excavation and approximately 450 square feet of ground disturbance in the approximately 44,461 square feet of adjacent watercourse buffer area, which encompasses the entire property. The property consists of approximately 44,461 square feet and is situated on the east side of High Point Lane, approximately 500 ft. from the intersection of High Point Road. The property is located in an R-20 One Family Residence District and designated on the tax map of the Town of Greenburgh as Parcel ID: 8.520-358-8.

**d. 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.

**e. Case No. PB 09-32** Hai-Wen Peng Subdivision, Westminster Road, Scarsdale, N.Y. – *Preliminary Subdivision, Planning Board Steep Slope & Tree Removal Permit*

Continuation of a public hearing, held on August 3, 2011, to discuss a preliminary subdivision, Planning Board steep slope and tree removal permit application for the purposes of constructing two (2) single family residences on one (1) existing lot totaling 39,266 sq. ft., which is proposed to be subdivided into two (2) lots. Currently, the site is vacant. The applicant proposes Lot 1 to be 20,471 sq. ft. and Lot 2 to be 18,795 sq. ft. New curb cuts will be required on Westminster Road for each of the proposed driveways. The applicant proposes 649 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 4,211 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 15,142 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The project requires 1500 CY of excavation and 500 CY of fill. The applicant has proposed the removal of thirty-three (33) regulated trees from the property as part of the project. The property consists of approximately 39,266 sq. ft. and is situated on the west side of Westminster Road, approximately 400 feet from the intersection of Westminster Road and Ardsley Road. The property is located in the R-7.5 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.460-326-1.

*This matter, PB 09-32 will be adjourned to a later date to be determined at this meeting.*

**9. ESTABLISH DATE FOR NEXT MEETING**