



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

AGENDA

WEDNESDAY, MAY 16, 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 12-04 Shelter Development LLC (Brightview Senior Living), 191 Old White Plains Road, Tarrytown, N.Y. – Zoning Map Amendment (Town Board Approval) & Zoning Map Amendment (Town Board Approval)

A work session to discuss a zoning map and zoning text amendment (referral from the Town Board). The petitioner/applicant is seeking amendments: (1) to the zoning map of the Town of Greenburgh to rezone the entire property from the R-7.5 One-Family Residence District and CB Close Business District to the R-7.5 One-Family Residence District; and (2) to add a definition to identify “Independent and/or Assisted Living Facilities” and create special permit criteria for such facilities. If the petitions are successful, the applicant will seek a special permit, Planning Board steep slope permit, and related approvals for the construction of a new residential assisted living facility containing approximately ninety (90) dwelling units on the Property, providing housing to seniors. The subject property consists of approximately 213,444 sq. ft. and is situated on the north side of Old White Plains Road at the intersection of Coleman Terrace. The property is located in the R-7.5 One-Family Residence District and CB Close Business District and is designated on the tax map of the Town of Greenburgh as Parcel ID 7.170-44-21, 7.170-46-2, 7.170-46-3, 7.170-46-6 & 7.170-46-9.

6. OLD 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 the decision of 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 08-02 Marom, 11 Elizabeth Street, Scarsdale, N.Y. – Amended Planning Board Steep Slope Permit

A work session to discuss the decision of 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.

7. NEW BUSINESS

a. Case No. PB 07-19 88 North Road Realty, LLC, 88 North Road, White Plains, N.Y. – Planning Board Steep Slope Permit Extension Request

A work session to discuss a 180-day extension request for a Planning Board steep slope permit in connection with a subdivision approved on June 3, 2010. The Planning Board steep slope permit aspect of the project is set to expire on June 3, 2012. The 180-day extension would be valid through November 30, 2012. On June 3, 2010, approval was granted to disturb approximately 2,624 sq. ft. of area classified as 15-25% slope (STEEP SLOPE), and approximately 828 sq. ft. of area classified as 25-35% slope (VERY STEEP SLOPE) for the purposes of constructing one (1) single-family residence and related improvements. The property consists of approximately 12,196 sq. ft. and is situated on the north side of North Road approximately 150 feet from the intersection of Lawrence Avenue and North Road and is located in the R-7.5 One-Family Residence District. The property is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.280-136-4.

b. Case No. PB 11-31 Levin, 42 Round Hill Road, Scarsdale, N.Y. – Preliminary Subdivision and Tree Removal Permit Application (Town Forestry Officer Approval)

A work session to discuss a preliminary subdivision and tree removal permit application (Town Forestry Officer approval) for the subdivision of one (1) lot into two (2) lots. The proposed lots would be 28,350 sq. ft. (Parcel A) and 23,202 sq. ft. (Parcel B) and add one (1) new single-family residence to Parcel B. Parcel A contains one (1) existing residence, to remain. A new curb cut on Round Hill Road is proposed for the new residence. A reconfigured driveway off Round Hill Road is proposed to access the existing home. The applicant proposes the removal of fourteen (14) trees. The property consists of approximately 51,553 sq. ft. and is situated on the east side of Round Hill Road approximately 365 feet from the intersection of Round Hill Road and Edgemont Road. The property is located in the R-20 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.471-348-7.

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

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 public hearing to discuss an amended site plan, Planning Board steep slope permit, 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. 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 12-09 H-Mart, 371 Central Park Avenue North, Hartsdale, N.Y. – Amended Special Permit (Restaurant) & Amended Shared Parking Reduction Request

A public hearing 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 and to seek an amended shared parking reduction. The applicant proposes fourteen (14) counter seats and twenty-two (22) 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. 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. In addition to the increased seating, the applicant currently seeks 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.

c. Case No. PB 06-12 Danfor Realty Subdivision, Blueberry Hill Road, Irvington, N.Y. – Preliminary Subdivision, Planning Board Steep Slope, Wetland/Watercourse & Tree Removal Permit

A public hearing to discuss a preliminary subdivision, Planning Board steep slope, wetland/watercourse and tree removal permit application (Town Forestry Officer approval) for a proposal to subdivide two (2) existing lots in order to create a total of four (4) lots. Three (3) of the lots would contain a single family residence and the fourth lot (Lot 4A) would contain a new retaining wall within a private right-of-way. The proposed lots are 34,597 sq. ft. (Lot 1), 31,913 sq. ft. (Lot 2) and 124,569 sq. ft. (Lot 3). Currently, the site is vacant. A new cul-de-sac extension is proposed to be connected to an existing cu-de-sac (Blueberry Hill Road). The applicant received area variances related to the proposed access of the subdivision. The applicant proposes 8,449 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 1,397 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 4,906 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The project requires 1,500 CY of excavation and 1,900 CY of fill. The applicant proposes 24,344 sq. ft. of disturbance (0 sq. ft. in the wetland/watercourse and 24,344 sq. ft. in the wetland/watercourse buffer area) in the approximately 120,266 sq. ft. of adjacent wetland/watercourse and buffer area. The applicant has proposed the removal of 120 regulated trees from the property as part of the project. The property consists of approximately 208,718 sq. ft. and is situated on the north end of Blueberry Hill Road approximately 500 ft. from the intersection of Mountain Road and Blueberry Hill Road. The property is located in the R-40 One-Family Residence District and contains a CD Conservation District Overlay, and is designated on the tax map of the Town of Greenburgh as Parcel ID 7.440-252-4 & 7.440-252-9.

9. ESTABLISH DATE FOR NEXT MEETING