



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

WEDNESDAY, JUNE 6, 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

a. Case No. TB 12-02 Town of Greenburgh Zoning Map

Correspondence and referral from the Town Board regarding recommendations from the Comprehensive Plan Steering Committee to: (1) have the Town's Zoning Map be produced as a GIS-parcel based Zoning Map. (2) To consider amendment to the Town of Greenburgh Zoning Map which conform to the statutory changes that were passed by the Town Board from 1980 through the present; and (3) for a report and recommendation back to Town Board before a public hearing is held on the amendments by the Town Board in accordance with Section 285-64 of the Zoning Ordinance.

b. Case No. TB 12-07 Town of Greenburgh Zoning Ordinance Amendment Section 285-37 (Antenna Law)

Correspondence and referral from the Town Board regarding the proposed amendments to Chapter 285-37 of the zoning ordinance recommended by the Edgemont Community Council, as well as a proposed local law by the Town Board for a report and recommendation back to Town Board before a public hearing is held on the amendments by the Town Board in accordance with Section 285-64 of the Zoning Ordinance.

c. Case No. TB 12-08 Town of Greenburgh Zoning Ordinance Amendment Section 285 -7 (Zoning map; Interpretation of District Boundaries)

Correspondence and referral from the Town Board regarding proposed amendments to Chapter 285-7 of the zoning ordinance by the Town Board for a report and recommendation back to Town Board before a public hearing is held on the amendments by the Town Board in accordance with Section 285-64 of the Zoning Ordinance.

4. COMMITTEE REPORTS

5. REFERRALS FROM THE TOWN BOARD

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 the decision of 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 work session to discuss the decision of 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.

7. NEW BUSINESS

- a. **Case No. PB 04-03** National Road Safety Foundation Inc. (Old Sprain Subdivision), *Old Sprain Road, Scarsdale, 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 August 5, 2010. The Planning Board steep slope permit aspect of the project is set to expire on August 5, 2012. The 180-day extension would be valid through February 1, 2013. On August 5, 2010, approval was granted to disturb approximately 87,991 sq. ft. of area classified as 15-25% slope (STEEP SLOPES), 4,791 sq. ft. on 25-35% slopes (VERY STEEP SLOPES), and 1,306 sq. ft. on 35+% slopes (EXCESSIVELY STEEP SLOPES) for the purposes of constructing eleven (11) single-family residences and related improvements. The property consists of approximately 443,440 sq. ft. and is situated on the south side of Underhill Road along Fraydun Lane and is located in the R-20 One-Family Residence District. The property is designated on the tax map of the Town of Greenburgh as Parcel IDs: 8.330-243-3.1 thru 3.11.
- b. **Case No. PB 08-14** The Esplanade, 250 Central Park Avenue South, Hartsdale, N.Y. – *Site Plan and 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 site plan approved on August 4, 2009, for the construction of a fifty-one (51) unit residential building and related improvements. The Planning Board steep slope permit aspect of the project is set to expire on July 30, 2012. The 180-day extension would be valid through January 26, 2013. The project will disturb 14,946 sq. ft. of 15-25% slopes (STEEP SLOPES), 10,527 sq. ft. of 25-35% slopes (VERY STEEP SLOPES), and 16,214 sq. ft. of 35+% slopes (EXCESSIVELY STEEP SLOPES). The project requires 10,800 cubic yards of excavation, 13,800 cubic yards cut and 3,000 cubic yards filled. The property consists of approximately 98,475 sq. ft. and is situated on the southeastern side of Central Park Avenue South approximately 200 feet from the intersection of Marion Avenue. The property is located in the Central Avenue Mixed-Use Impact [CA] District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.290-226-1.
- c. **Case No. TB 11-15** Eastview Holding Inc., (Landmark at Eastview), 777 Old Saw Mill River Road, Tarrytown, N.Y. – *Scoping Document Discussion*
A work session to discuss Planning Board recommendations to the Town Board, related to the draft scoping document associated with an action involving a zoning map and zoning text amendment, and related approvals. The proposed action involves rezoning the approximately 100.17-acre site to a new Planned Economic Development (PED) District, to permit the construction of approximately 500,000 sq. ft. of retail and commercial uses, including a hotel, as well as approximately thirty-four (34) acres to be preserved as open space. The property consists of approximately 100.17 acres and is situated on the southwest intersection of Old Saw Mill River Road and Saw Mill River Road. The property is located in the OB Office Building District, the M-10 Multifamily Residence District, and the M-6 Multifamily Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.71-6-2.
- d. **Case No. PB 11-13** Greystone, *Broadway (accessed through the Village of Tarrytown), Tarrytown, N.Y. – Preliminary Subdivision, Wetland/Watercourse, Planning Board Steep Slope & Tree Removal Permit*
A work session to discuss a preliminary subdivision, Planning Board steep slope, wetland/watercourse and tree removal permit application for a proposal consisting of a thirteen (13) lot subdivision of one (1) existing lot in unincorporated Greenburgh, for the purposes of creating twelve (12) single family residences. The applicant proposes to offer a 21.7 acre lot for open space. Currently, the site is vacant. The applicant also is proposing an eight (8) lot subdivision on adjacent lands in the Village of Tarrytown, through which the subdivision in unincorporated Greenburgh would have roadway access. The applicant proposes 390,587 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 96,814 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 30,472 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The project requires 65,687 CY of excavation and 39,758 CY of fill. The applicant proposes 204,363 sq. ft. of disturbance (204,363 sq. ft. in the wetland/watercourse buffer area and approximately 550 linear feet of disturbance associated with the piping of a portion of an existing swale) in the approximately 607,713 sq. ft. of adjacent wetland/watercourse and buffer area. The applicant has proposed the removal of approximately 1,121 regulated trees from the property as part of the project. The property consists of approximately 2,468,109 sq. ft. and is located at the end of Round a Bend Road in the Village of Tarrytown and adjacent to the Taxter Ridge Park Preserve in the Town of Greenburgh. The property is located in the R-40 One-Family Residence District within the CD Conservation District Overlay, and is designated on the tax map of the Town of Greenburgh as Parcel ID 7.300-142-3.
- ## 8. ITEMS FOR PUBLIC HEARING & PUBLIC DISCUSSION (ITEMS WILL START NO SOONER THAN 8:45 P.M.)
- a. **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.

9. **ESTABLISH DATE FOR NEXT MEETING**

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