



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

AGENDA

WEDNESDAY, JUNE 20, 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 Text Amendment (Town Board Approval)*

Continuation of a work session, held on May 16, 2012, 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.

- b. Case No. TB 12-02** *Town of Greenburgh Zoning Map (Town Board Approval)*

A work session to discuss a zoning map (referral from the Town Board) related to 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) consider amendments 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) prepare 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** *Zoning Text Amendment (Town Board Approval) – Section 285-7 (Zoning map; Interpretation of District Boundaries)*

A work session to discuss amendments prepared by the Town Board to Chapter 285-7 of the zoning ordinance for a report and recommendation in accordance with Section 285-64 of the Zoning Ordinance.

6. OLD BUSINESS

- a. Case No. PB 09-08** Worou-Villifana (formerly DeLane Subdivision), 76 Rosemont Boulevard, White Plains, N.Y. – *Final Subdivision*

A work session to discuss the decision of a final subdivision application for a proposal to construct three (3) two (2)-family residences on one (1) existing lot totaling 19,313 sq. ft. The site contains one existing residence, which is proposed to be removed. The three (3) proposed lots would equal 6,900 sq. ft. (Lot 2a), 6,206.5 sq. ft. (Lot 2b) and 6,206.5 sq. ft. (Lot 2c). New curb cuts will be required on Chester Place and Rosemont Boulevard. The property is situated on the west side of Rosemont Boulevard approximately 120’ from the intersection of Riverdale Avenue and Rosemont Boulevard. The subject site is located in the UR Urban Renewal District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.410-231-3.

7. NEW BUSINESS

- a. 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.

b. Case No. PB 06-25 Chauncey Estates, *Eastway Road (Private) & Ridge Road (Village of Ardsley), Ardsley, N.Y. – Amended Preliminary Subdivision Approval Request*

A work session to discuss an amended preliminary subdivision approval request. The applicant requests that preliminary subdivision approval be amended to allow the water supply for the four (4) new homes to be accessed from Eastway Road to be supplied via private wells. On October 26, 2009, the Planning Board granted preliminary subdivision, Planning Board steep slope, wetland/watercourse and tree removal permit approval associated with a proposal to subdivide an existing 18.4-acre parcel into nine (9) lots in order to build eight (8) new single-family homes. Several extensions have been given to the applicant. The site contains one (1) existing home, to remain, and two (2) existing homes that are proposed to be demolished. The eight (8) new homes are proposed to be separated into two (2) clusters, divided by a preserved open space area. Access to the site will be from Ridge Road and Eastway Road (Private). The proposal would impact areas within the Town designated as steep slopes and wetland/watercourse. The applicant is proposing 82,726 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 30,447 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 10,975 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The applicant proposes 94,960 square feet of ground disturbance (1,306 sq. ft. wetland/watercourse and 93,654 sq. ft. buffer area) in approximately 369,836 square feet of adjacent wetland/watercourse and buffer area. The subject property is located on the northwest side of Eastway Road (Private) approximately 1000 feet from intersection of Winding Road Farm and Winding Road Farm East. The property is located in the R-40 One-Family Residence District within the Conservation District [CD] Overlay and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.370-266-15, 8.380-271-3 & 8.380-271-3.

c. Case No. PB 12-14 Olivieri Subdivision, *286 Saw Mill River Road & 300 Orchard Lane, Elmsford, N.Y. – Preliminary Subdivision*

A work session to discuss a preliminary subdivision application consisting of the shifting of an existing interior lot line separating two (2) contiguous lots. The lot fronting on Orchard Lane exists as a 12,724 sq. ft. lot and is proposed to be 10,000 sq. ft. (Lot A). The lot with frontage on an easement off of Saw Mill River Road exists as a 12,776 sq. ft. lot and is proposed to be 15,490 sq. ft. (Lot B). Lot A contains one (1) residence, which will remain. Lot B contains one (1) 2-family residence, which will remain. A new driveway and curb cut is proposed off of Orchard Lane to access the existing residence on proposed Lot A. The applicant previously received a variance to reduce the setback from a parking area to the side lot line on Lot A. Proposed site improvements include the removal of existing impervious surfaces (patio, wall, driveway area, etc.) on each lot. The property consists of approximately 25,490 sq. ft. and is situated at the western end of Orchard Lane. The subject site is located in the DS Designed Shopping District and is designated on the tax map of the Town of Greenburgh as Parcel ID as Parcel ID: 7.190-60-11 & 7.190-60-24.

The applicant previously received preliminary subdivision approval on March 3, 2011, as part of Planning Board Case (PB 10-13) for the same proposal. The current subdivision proposal (PB 12-14) is a result of the expirations of approvals granted for PB 10-13.

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

a. Case No. PB 12-08 Moloney, *71 Duell Road, White Plains, N.Y. – Minor Wetland/Watercourse Permit*

A public hearing to discuss a minor wetland/watercourse permit application for a proposal to construct two (2) 4' x 4' window wells at the basement level of an existing residence. The applicant is proposing 1.6 cubic yards of soil excavation and approximately twenty-one (21) sq. ft. of ground disturbance located within approximately 6,750 sq. ft. of a watercourse buffer area. The nearest point at which the proposed disturbance will be located to the existing off-site watercourse is approximately fifty-seven (57) ft. The property consists of 8,955 sq. ft. and is situated on the southeast corner of the intersection of Stratford and Duell Roads. The property 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: 7.430-251-20.

b. Case No. PB 12-12 Gundersheim, *7 Bayberry Road, Elmsford, N.Y. – Wetland/Watercourse Violation*

A public hearing to discuss a wetland/watercourse permit violation associated with unauthorized site disturbance, including the construction of a stone drywall in a wetland/watercourse buffer area. The property contains one single family residence, consists of approximately 40,510 sq. ft., and is situated on the east side of Bayberry Road approximately 500 feet from the intersection of Bayberry Road and Payne Street. The property is located in the R-40 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.200-92-2.

9. ESTABLISH DATE FOR NEXT MEETING