



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

AGENDA

WEDNESDAY, AUGUST 1, 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 12-07 *Antenna Law Amendment (Town Board Approval)*

A work session to discuss a referral from the Town Board regarding proposed amendments to Chapter 285-37 of the zoning ordinance recommended by the Edgemont Community Council, called “the Town of Greenburgh Cellular Antenna Law modification act of 2012,” for a report and recommendation back to Town Board.

6. OLD BUSINESS

a. Case No. PB 10-01 *Zimmer Subdivision, Locust Street, White Plains, N.Y. – Final Subdivision & Tree Removal Permit*

A work session to discuss the decision of a final subdivision application for a proposal to legalize a 22,290 sq. ft. lot created through a subdivision by deed, for the purposes of constructing one (1) single family residence. Currently, the site is vacant. A new curb cut will be required on Locust Street. The applicant has proposed the removal of fourteen (14) regulated trees from the property as part of the project. The applicant previously received a variance to decrease the required street frontage. The property is situated on the north side of Locust Street approximately 135’ from the intersection of Locust Street and Wood Avenue. The subject site 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: 8.100-56-23.2.

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

A work session to discuss the decision of 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 expiration of the approvals granted for PB 10-13.

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

A work session to discuss the decision of 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 1,395 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 5,258 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 11,348 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The project requires 1,303 CY of excavation and 0 CY of fill. The applicant has proposed the removal of forty-six (46) 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.

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

Continuation of a work session, held on June 6, 2012, 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.

7. NEW BUSINESS

a. Case No. PB 12-13 Steinberg Subdivision, 17 North Lawrence Avenue, Elmsford, N.Y. – Preliminary Subdivision (Initial Conference)

An initial conference to discuss a preliminary subdivision application consisting of a two (2) lot subdivision of one (1) existing lot totaling 10,000 sq. ft. Currently, the site contains one (1) vacant single-family residence, which is proposed to be demolished. The applicant proposes two (2) new one-family residences. The proposed lots would be 5,000 sq. ft. (Lot A), and 5,000 sq. ft. (Lot B). The applicant proposes new curb cuts on North Lawrence Avenue for a driveway to each of the residences. Area variances from the Zoning Board of Appeals (ZBA) would be required. The property consists of approximately 10,000 sq. ft. and is situated on the east side of North Lawrence Avenue 400 ft. from the intersection of North Lawrence Avenue and Payne Street. The subject site 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 as Parcel ID: 7.19-78-3.

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

a. Case No. PB 12-05 ShopRite (Midway Shopping Center), 1001 Central Park Avenue South, Scarsdale, N.Y. – Amended Special Permit (Restaurant) Permit & Shared Parking Reduction Request

A public hearing to discuss an amended special permit application and shared parking reduction request consisting of the addition of thirty (30) seats within close proximity to the deli department at an existing ShopRite supermarket (Midway Shopping Center), where twenty-three (23) seats exist. On January 19, 2011, the Planning Board approved a special permit at the site for twenty-three (23) seats. At present, 1,289 parking spaces exist on the site and 1,304 parking spaces would be required. The applicant is requesting a shared parking reduction of fifteen (15) spaces. The property consists of approximately 622,821 sq. ft. and is situated on the southwest corner of Central Park Avenue South and Ardsley Road. The subject site 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 8.530-363-2 & 8.530-363-3.

b. Case No. PB 12-04 Castillo, 30 Topland Road, Hartsdale, N.Y. – Planning Board Steep Slope & Tree Removal (Town Forestry Officer Approval) Permit

A public hearing to discuss a Planning Board steep slope and tree removal (Town Forestry Officer approval) permit application consisting of the construction of one (1) single family residence and related improvements. The applicant proposes to disturb a total of 1,216 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 285 sq. ft. of disturbance on 15-25% slopes (VERY STEEP SLOPES) and 297 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The project requires approximately 480 cubic yards of cut and approximately 30 cubic yards of fill. The applicant proposes the removal of nine (9) trees. The property consists of approximately 40,020 sq. ft. and is situated on the west side of Topland Road approximately 680 ft. from the intersection of Crosshill Road and Topland Road. 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: 8.280-212-4.

- c. **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 public hearing 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.

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

A public hearing 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 and the four (4) new homes to be accessed from Ridge Road, to potentially 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.

9. **ESTABLISH DATE FOR NEXT MEETING**