



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

**AGENDA**

**WEDNESDAY, SEPTEMBER 5, 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**
- 4. COMMITTEE REPORTS**
- 5. REFERRALS FROM THE TOWN BOARD**
- 6. OLD BUSINESS**

**a. Case No. PB 09-17 Ki-Yol Subdivision, 225 Sprain Road, Scarsdale, N.Y. – Final Subdivision**

A work session to discuss the decision of a final subdivision application for a proposal to subdivide one (1) lot into two (2) lots. The site contains one (1) existing residence and garage, both of which are proposed to be demolished. The proposed lots would be 23,549 sq. ft. (Lot A) and 23,549 sq. ft. (Lot B) and add two (2) new single-family residences. New curb cuts would be required on Sprain Road. The applicant proposes 1,874 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 1,667 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 2,242 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The applicant proposes the removal of thirty-four (34) trees. The property consists of approximately 47,098 sq. ft. and is situated on the southeast side of Sprain Road approximately 800 feet from the intersection of Sprain Road and Ardsley Road. The property is located in the R-20 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.440-310-5.

**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 the decision of 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.

**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 work session to discuss the decision of a preliminary subdivision, Planning Board steep slope, wetland/watercourse and tree removal permit application 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.

**7. NEW BUSINESS**

**a. Case No. PB 12-16** BASF, 500-540 White Plains Road, Tarrytown, N.Y. – Preliminary Subdivision Application

A work session to discuss a preliminary subdivision application for a project involving the reintroduction of an interior lot line formerly separating two (2) contiguous lots. The interior lot line was removed pursuant to Case. No. PB 95-21. The site is comprised of two (2) tax lots which were combined in 1996. The lots are proposed to be 170,806 sq. ft. (540 White Plains Road) and 528,943 sq. ft. (500 White Plains Road). Each lot will contain one (1) office building, which will remain connected. No disturbance to the site is proposed. Area variances from the Zoning Board of Appeals are required. The property consists of approximately 699,749 sq. ft. and is located on the south side of White Plains Road approximately 600 ft. from the intersection of Old White Plains Road and White Plains Road. The property is located in the OB Office Building District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.16-42-8 & 7.16-42-9.

**b. Case No. PB 12-11** Salvation Army (Foley), 191 Sprain Road, Scarsdale, N.Y. – Planning Board Steep Slope Permit & Tree Removal Permit (Town Forestry Approval) Application

A work session to discuss a Planning Board steep slope permit application for a project involving the expansion of an existing driveway by incorporating a semicircular driveway along Sprain Road. The driveway expansion would require one (1) additional curb cut onto Sprain Road. The improvements include a new concrete stairway spanning from the semicircular driveway to the existing residence and the removal of 56 sq. ft. of existing driveway existing within the side yard setback adjacent to Sprain Road. The applicant seeks to legalize and retain an existing portion of driveway within the side yard setback adjacent to an existing garage, which require an area variances from the Zoning Board of Appeals. The property contains one (1) single family residence. The applicant proposes the removal of six (6) trees. The applicant proposes 2,120 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 1,886 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 42 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The project requires 59 CY of excavation and 0 CY of fill. The property consists of approximately 20,097 sq. ft. and is situated at the intersection of Ardsley Road & Sprain 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: 8.390-277-8.

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

**a. Case No. PB 12-17** Wegener, 27 Shelley Avenue, Hartsdale, N.Y. – Wetland/Watercourse Permit Violation

A public hearing to discuss a wetland/watercourse permit violation associated with unauthorized site disturbances, including, but not limited to, the construction of an above ground pool and associated wood deck in a wetland/watercourse buffer area on property containing one single family residence. The property consists of approximately 12,632 sq. ft., and is situated on the south side of Shelley Avenue approximately 350 feet from the intersection of Shelley Avenue and Spencer Court. 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 8.60-37-7 & 8.60-37-6.

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

Continuation of a public hearing, held on August 1, 2012, 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)

Continuation of a public hearing, held on August 1, 2012, 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 11-19 IK Realty Co., 249 Saw Mill River Road, Elmsford, N.Y. – Wetland/Watercourse Permit Violation**

Continuation of a public hearing, held on August 15, 2012, to discuss a wetland/watercourse permit violation associated with unauthorized site disturbances, including the placement of fill within a wetland/watercourse buffer. The property consists of approximately 28,605 sq. ft. and is situated on the west side of Saw Mill River Road, approximately 350 feet from the intersection of Warehouse Lane and Saw Mill River Road. The property is located in the L.I. Light Industrial District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.180-53-3.

Prior to the alleged violation, the site owner previously applied for amended site plan and wetland/watercourse permit approval for a proposal to reconfigure, pave and stripe forty-three (43) parking spaces on a site with an existing two (2) story building. The site's existing parking spaces consist of gravel surfacing. The applicant proposes to improve the site with curbing, sidewalks, a retaining wall, signage, landscaping and a drainage system to convey stormwater. No changes to the existing building are proposed. The applicant proposes approximately 9,000 sq. ft. of disturbance within a watercourse buffer area. The applicant proposes to excavate approximately seven (7) cubic yards and fill approximately 1,227 cubic yards, and will therefore require a Fill Permit to be issued by the Bureau of Engineering.

***This public hearing was not heard on August 15, 2012 and was adjourned***

**9. ESTABLISH DATE FOR NEXT MEETING**