



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

AGENDA

WEDNESDAY, SEPTEMBER 19, 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 12-06 Zoning Text Amendment (Height Petition)

A work session to discuss a referral from the Town Board regarding proposed zoning text amendments that would (1) increase the maximum residential building height in the R-20, R-30 and R-40 Zoning Districts (i.e. lots 20,000 square feet or greater) from 25 feet to 35 feet; and (2) modify building height definitions for all lots in a residential zone R-40 containing gross square footage in excess of 80,000 square feet in a subdivision containing at least 10 such lots.

6. OLD BUSINESS

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

A work session to discuss the decision of 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 Cross Hill 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.

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 the decision of 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 31,341 sq. ft. (Parcel A) and 20,212 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 sixteen (16) 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.

c. Case No. PB 11-19 IK Realty Co., 249 Saw Mill River Road, Elmsford, N.Y. – Amended Site Plan & Wetland/Watercourse Permit Application

Continuation of a work session, held on September 7, 2011 and October 19, 2011, to discuss an 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. 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.

- d. **Case No. PB 11-01** Ostashkin Dance Studio, 63 Henry Street, Scarsdale, N.Y. – Site Plan, Planning Board Steep Slope Permit, Tree Removal Permit Application (Town Forestry Officer Approval), Use & Area Variances (Zoning Board of Appeals Approval)

Continuation of a work session, held on March 7, 2012 and March 21, 2012, to discuss an amended SEQR determination of significance for an action involving site plan, Planning Board steep slope and tree removal permit applications (Town Forestry Officer Approval), and area variances (Zoning Board of Appeals Approval), for a proposal to construct a three (3) story mixed-use building consisting of enclosed parking (1st level), a dance studio of approximately 2,651 sq. ft. and office space of approximately 993 sq. ft. (2nd level), and office space of approximately 4,440 sq. ft. (3rd level). The applicant proposes vehicular access off Central Park Avenue South and Henry Street. Two (2) vacant buildings exist on the lot and are proposed to be demolished. Variances from the Zoning Board of Appeals (ZBA) are also required. The property consists of approximately 7,405 sq. ft. and is situated on the northeast corner of Central Park Avenue South and Henry Street. 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: 8.460-330-11.

On November 2, 2011, the Planning Board, as Lead Agency, made a negative declaration on the proposed action. Following the negative declaration, the Planning Board received new information (including an amended Building Inspector determination, received January 18, 2012). On March 21, 2012, the Planning Board, as Lead Agency, made an amended negative declaration on the proposed action. On July 27, 2012, the applicant submitted a revised application which removed the formerly proposed residential unit from the third floor.

7. **NEW BUSINESS**

- a. **Case No. PB 12-07** S&R Development, 1 Dromore Road, Scarsdale, N.Y. – Amended Site Plan, Planning Board Steep Slope & Tree Removal (Town Forestry Officer Approval) Permit

A work session to discuss a site plan and tree removal permit (Town Forestry Officer approval) application for a proposal to construct a four (4) story, forty-five (45) unit multi-family building together with related parking and infrastructure. Access to the site is proposed from a new driveway off Dromore Road. The applicant proposes the removal of seventy-four (74) trees. The property consists of approximately 2.26 acres and is situated on the south side of Dromore Road, approximately 600 feet from the intersection of Dromore Road and Central Park Avenue South. Pursuant to a court opinion, the property has been declared to be located in the CA Mixed-Use Impact District. The property is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.471-346-12, 8.471-346-13 & 8.471-346-14

- b. **Case No. TB 12-12** Zoning Text Amendment (Town Board Referral and Recommendation Process)

A work session to discuss a recommendation to amend section 285-64B(3) of the Town Code. The section generally notes that the Planning Board must submit a zoning text or map amendment report and recommendation to the Town Board within sixty (60) after the first meeting of the Planning Board held subsequent to such referral, with a Planning Board option for two (2), thirty (30) day extensions. The Planning Board will discuss recommendations to increase the amount of time allowed to render a recommendation and report.

8. **ITEMS FOR PUBLIC HEARING & PUBLIC DISCUSSION (NO ITEMS SCHEDULED)**

9. **ESTABLISH DATE FOR NEXT MEETING**