



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

**AGENDA**

**WEDNESDAY, OCTOBER 3, 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 10-02 Mascetta Subdivision, Dobbs Ferry Road and Westchester View Lane, White Plains, N.Y. – Final Subdivision, Wetland/Watercourse & Tree Removal Permit**

A work session to discuss the decision of a final subdivision application for a proposal to subdivide one (1) existing lot in order to create a total of three (3) lots within an onsite wetland/watercourse buffer area. The proposed lots are 30,086 sq. ft. (Lot A), 33,998 sq. ft. (Lot B) and 42,413 sq. ft. (Lot C), and would add three (3) single-family residences. Currently, the site is vacant. New curb cuts would be required on Westchester View Lane. The applicant proposes 24,445 sq. ft. of disturbance (0 sq. ft. in the wetland/watercourse and 24,445 sq. ft. in the wetland/watercourse buffer area) in the approximately 65,527 sq. ft. of adjacent wetland/watercourse and buffer area. The nearest point of the proposed disturbance is located approximately twenty-four (24) feet away from the onsite wetland/watercourse. The property consists of approximately 106,497 sq. ft. and is situated on the west side of Westchester View Lane approximately 0 feet from the intersection of Dobbs Ferry Road and Westchester View Lane. The property is located in the R-30 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID 8.40-26-1.

**b. 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 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.

**c. Case No. PB 05-32 Rama, 70 Old Army Road, Scarsdale, N.Y. – Wetland/Watercourse Violation Remediation**

A work session to discuss the completeness of remediation undertaken in connection with a wetland/watercourse violation in 2005 involving the removal of trees within a wetland buffer without proper permits. The property owner was ordered to restore the affected area in accordance with the terms of the Order and the Restoration Plan approved by the Planning Board. The Planning Board wetland consultant monitoring the remediation has issued a report which states that the site is in general compliance with the intent of the original remediation plan approved for the property. The property consists of approximately 0.35 acres and is situated on the southeast corner of Old Army Road and Ardsley Road. The property is located in the R-15 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.540-378-8

**7. NEW BUSINESS**

- a. **Case No. PB 12-18** So Gong Dong Tofu House, *411 Central Park Avenue North (Dalewood Shopping Center), Hartsdale, N.Y. – Special Permit (Restaurant) & Shared Parking Reduction*

A work session to discuss a special permit (restaurant) application and shared parking reduction request for a proposal to convert a 1,833 sq. ft. vacant retail space (formerly occupied by “By the Yard Fabric”) located in the Dalewood Shopping Center, into a 56 seat restaurant. The applicant proposes fourteen (14) tables each with four (4) seats. At present, 286 parking spaces exist on the site and 303 parking spaces would be required. The applicant is requesting a shared parking reduction of sixteen (16) spaces to reflect the additional parking spaces required by changing the retail use (*1-parking space per 200 sq. ft.*) to a restaurant use (*1-parking space per 75 sq. ft.*). The property consists of approximately 131,551 sq. ft. and is situated on the west side of Central Park Avenue North approximately 500 ft. from the intersection of Fieldstone 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: 8.150-96-5.

- b. **Case No. PB 12-20** Health Club, *799 Central Park Avenue South (Greenville Shopping Center), Scarsdale, N.Y. – Special Permit (Enclosed Commercial Recreation Facility)*

A work session to discuss a special permit (enclosed commercial recreation facility) application for a proposal to convert vacant basement space in the Greenville Shopping Center into a 24,740 sq. ft. health club use. The applicant also proposes a new elevator for access purposes. The property consists of approximately 303,613 sq. ft. and is situated on the west side of Central Park Avenue South approximately 500 feet from the intersection of Ardsley Road and Central Park Avenue South. 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: 8.460-328-1.

- c. **Case No. TB 12-13** Midway Shopping Center, *1001 Central Park Avenue South, Scarsdale, N.Y. – Amended Site Plan (Pre-Submission Conference)*

A pre-submission conference to discuss an amended site plan application for a proposal to expand retail/restaurant space via the construction of one (1) new 2-story 10,800 sq. ft. building (facilitated by parking layout reconfiguration, including pedestrian access enhancements and additional landscaped islands) and a 2,900 sq. ft. building expansion. The applicant has also submitted an alternative layout for the 2,900 sq. ft. building expansion, which would instead involve the construction of a 2,300 free-standing building. 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.

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

- a. **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 public hearing, held on August 15, 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 22.5 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 Roundabend 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.

**9. ESTABLISH DATE FOR NEXT MEETING**