



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

AGENDA

WEDNESDAY, OCTOBER 17, 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**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ITEMS FOR PUBLIC HEARING & PUBLIC DISCUSSION (ITEMS WILL START NO SOONER THAN 8:15 P.M.)**
 - a. Case No. PB 12-17** Wegener, 27 Shelley Avenue, Hartsdale, N.Y. – *Minor Wetland/Watercourse Permit*

A public hearing to discuss a minor wetland/watercourse permit application for a proposal to complete the construction of an above ground pool and wrap around deck approximately 29' wide and 35.5' in length, on the subject property. The proposed and completed activities require(d) approximately 27.65 cubic yards of excavation and 448 sq. ft. of soil disturbance within the 10,232 sq. ft. of adjacent wetland/watercourse buffer area. The nearest point at which the disturbance is located to the existing on-site watercourse is approximately 50 feet. The property consists of 15,000 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 an R-7.5 One Family Residence District and designated on the tax map of the Town of Greenburgh as Parcel ID: 8.60-37-7.
 - b. Case No. PB 12-19** Ledy-Gurren, 51 Cross Hill Road, Hartsdale, N.Y. – *Minor Wetland/Watercourse Permit*

A public hearing to discuss a minor wetland/watercourse permit application for a proposal to construct an approximately 150 sq. ft. addition to the front of an existing single-family residence, for the purposes of a three season porch. The applicant is proposing 5 cubic yards of soil excavation and approximately 225 sq. ft. of ground disturbance in the approximately 19,000 sq. ft. of adjacent watercourse buffer area, which encompasses a majority of the property. The nearest point at which the proposed disturbance will be located to the existing watercourse is approximately 76 ft. The property consists of 27,600 sq. ft. and is situated on the north side of Cross Hill Road approximately 10 ft. from the intersection of Topland Road. The property is located in an R-20 One-Family Residence District and designated on the tax map of the Town of Greenburgh as Parcel ID 8.280-216-15.
 - c. 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 public hearing 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.
 - d. 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 public hearing 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.

e. **Case No. PB 09-26** Galarza, 99 New Sprain Road, Scarsdale, N.Y. – Wetland/Watercourse & Planning Board Steep Slope Permit

Continuation of a public hearing, held on August 15, 2012, to discuss a wetland/watercourse and Planning Board steep slope permit application involving the legalization of prior work within an on-site watercourse and watercourse buffer area and proposed improvements within the on-site watercourse buffer area. The applicant proposes to legalize: (1) existing retaining walls (and wrought iron fence) along the existing watercourse; and (2) a shed, which was moved within the allowable setback distance. The applicant proposes the following improvements: (1) remove and re-set existing dry stone retaining walls along the northerly line of the premises; (2) remove existing slate patio and replace with flagstone; (3) construct dry stone wall to make a perimeter wall in the front yard; (4) remove/abandon the existing separate sewage disposal system and septic tank; (5) install a sewer connection under the existing driveway; (6) install a new aboveground pool; and (7) create a level yard area with retaining walls at a maximum height of 7.5 ft. The applicant proposes 2,020 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 260 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 690 sq. ft. of disturbance on 35+% slopes (EXCESSIVELY STEEP SLOPES). The property consists of approximately 20,923 sq. ft. and is situated on the east side of New Sprain Road approximately 200 feet south from the intersection of Deer Hill Lane and New 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: 8.330-242-5.

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

A public hearing to discuss an amended site plan and wetland/watercourse permit application 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.

9. **ESTABLISH DATE FOR NEXT MEETING**