



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

AGENDA

WEDNESDAY, FEBRUARY 20, 2013 – 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

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

A work session to discuss a site plan, special permit, 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-eight (78) trees. A special permit is needed from the Planning Board for the off-street parking spaces that are proposed below the proposed building in an unenclosed garage. 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. At various times, the property has also been referred to as being located at 62 Dromore Road.

7. NEW BUSINESS

a. Case No. PB 13-01 44 Sea Cliff Avenue Corp., Wood Avenue, White Plains, N.Y. – Preliminary Subdivision, Planning Board Steep Slope & Tree Removal Permit

A work session to discuss a preliminary subdivision, Planning Board steep slope and tree removal permit application involving the subdivision of two (2) existing tax lots totaling 16,276 sq. ft., for the purpose of creating one (1) additional buildable lot. The proposed lots would equal 8,276 sq. ft. (Lot 1) and 8,000 sq. ft. (Lot 2) and add one (1) additional single-family residence. Currently, the site contains one (1) residence. The applicant proposes the removal of two (2) trees. The applicant proposes to disturb approximately 1,270 sq. ft. of area classified as 15-25% slope (STEEP SLOPE), 934 sq. ft. on 25-35% slopes (VERY STEEP SLOPES), and 930 sq. ft. on 35+% slopes (EXCESSIVELY STEEP SLOPES). The property consists of approximately 16,276 square feet and is situated on the north side of Wood Avenue approximately 125 feet from the intersection of Forest Boulevard. The property is located in the R-7.5 One-Family Residential District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.110-67-30 & 8.110-67-31.

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

*** Please note that anyone that is unable to attend the public hearing and wishes to submit comments to the Planning Board can do so in writing prior to the public hearing or prior to the close of any public hearing.**

a. Case No. PB 12-25 Marchese, 632 Fort Hill Road, Scarsdale, N.Y. – Subdivision Improvement Plan

A public hearing to discuss a subdivision improvement plan for an existing 16,362 sq. ft. lot, in order to add one (1) single-family residence, in compliance with final subdivision approval granted by the Planning Board in connection with PB Case No. 05-02 Webster Subdivision. The applicant proposes to relocate the existing driveway on the site, further from the intersection of Fort Hill Road and Paradise Drive. A new curb cut will be required on Paradise Drive. The applicant received an area variance on January 17, 2013, from the Zoning Board of Appeals for the proposed driveway. The property consists of approximately 16,362 sq. ft. and is situated on the north side of the junction of Paradise Drive and Fort Hill Road. The property is located in the R-10 One-Family Residential District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.400-297-12.2.

b. Case No. PB 12-07 S&R Development, 1 Dromore Road, Scarsdale, N.Y. – Amended Site Plan, Special Permit & Tree Removal (Town Forestry Officer Approval) Permit

Continuation of a public hearing held on February 6, 2013, to discuss a site plan, special permit, 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-eight (78) trees. A special permit is needed from the Planning Board for the off-street parking spaces that are proposed below the proposed building in an unenclosed garage. 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. At various times, the property has also been referred to as being located at 62 Dromore Road.

c. Case No. PB 12-06 Levy Subdivision, 12 Sundale Place, Scarsdale, N.Y. – Preliminary Subdivision & Tree Removal Permit

A public hearing to discuss a preliminary subdivision and tree removal permit application involving the subdivision of two (2) existing tax lots totaling 125,922 sq. ft., for the purpose of creating three (3) buildable lots. The proposed lots would equal 33,053 sq. ft. (Lot 1) and 35,379 sq. ft. (Lot 2) and 45,154 sq. ft. (Lot 3), and add three (3) additional single-family residences. Currently, the site is vacant. The applicant proposes a new looped road extension off the end of an existing cul-de-sac (Sundale Place), to access the three (3) new proposed lots. The applicant proposes the removal of eighteen (18) trees. The property consists of approximately 125,922 sq. ft. and is situated at the end of Sundale Place. The property is located in the R-30 One-Family Residential District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.340-246-1 & 8.400-278-18.2.

9. DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Planning Board will be Wednesday, March 6, 2013 and will begin at 8:00 P.M. in the Greenburgh Town Hall Auditorium.