



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

AGENDA

WEDNESDAY, NOVEMBER 4, 2015 – 8:00 P.M.

Meetings of the Planning Board will be adjourned at 11:00 P.M.

1. ROLL CALL

2. APPROVAL OF MINUTES

3. CORRESPONDENCE

4. OLD BUSINESS

a. Case No. PB 15-05 Riotto, Mercer Avenue, P.O. Hartsdale, N.Y. – Planning Board Steep Slope Permit

A work session to discuss the decision of a Planning Board steep slope permit application for a proposal consisting of the construction of one (1) new single-family residence and related improvements. The applicant proposes 4,595 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 1,980 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES) and 91 sq. ft. of disturbance on 35%+ slopes (EXCESSIVELY STEEP SLOPES). The project requires approximately 600 cubic yards of cut and approximately 0 cubic yards of imported fill. The applicant proposes the removal of eleven (11) regulated trees, requiring a tree removal permit from the Town Forestry Officer. The property consists of approximately 12,287 sq. ft. and is situated on the north side of Mercer Avenue approximately 170 feet from the intersection of Findlay Avenue. The property is located in the R-7.5 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.260-208-3.

5. NEW BUSINESS

a. Case No. PB 15-25 Westwood Lane Subdivision, Greenvale Circle, (P.O. White Plains, N.Y.) – Preliminary Subdivision, Planning Board Steep Slope Permit, Wetland/Watercourse Permit & Tree Removal Permit (Pre-Submission Conference)

A pre-submission conference to discuss a preliminary subdivision, Planning Board steep slope, wetland/watercourse and tree removal permit application involving the proposed subdivision of ten (10) existing lots for the purposes of creating seven (7) new buildable lots with seven (7) new one-family residences. Access to the site is proposed from a new roadway with cul-de-sac, Westwood Lane, to be constructed off of Greenvale Circle. The project involves proposed disturbances to regulated steep slopes, wetland/watercourse buffer area, and the removal of regulated trees from the subject property. The property consists of approximately 115,867 sq. ft. and is situated on the west side of Greenvale Circle, approximately 0 ft. from the intersection of Westwood Lane. 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 IDs: 8.80-39-9 thru 13 & 8.20-19-46 thru 50.

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

a. Case No. PB 14-01 Katzman, 130 Euclid Avenue, P.O. Ardsley, N.Y. – Amended Planning Board Steep Slope Permit

A continuation of a public hearing (October 7, 2015) to discuss a Planning Board amended steep slope permit application related to the previously approved construction of a third garage, driveway widening and covered entrance and walkway. The proposed project includes expanding the size of the third garage from 12.0 x 32.75 ft. to 12.0 x 40.0 ft. (from 393 sq. ft. to 480 sq. ft.) and the construction of a terrace to be retained by walls that would level the area now occupied by make-shift dry stone walls which were not designed to an appropriate standard. The applicant has been granted an area variance from the Zoning Board of Appeals (ZBA), on July 16, 2015 for Floor Area Ratio (FAR). The applicant proposes 2,836 sq. ft. of disturbance on 15-25% (STEEP SLOPES) and 548 sq. ft. of disturbance on 25-35% (VERY STEEP SLOPES). The project requires approximately 186 cubic yards of cut and approximately 575 cubic yards of fill, which will require a fill permit from the Bureau of Engineering. The applicant proposes the removal of one (1) regulated tree, which requires a tree removal permit from the Town Forestry Officer. The property consists of approximately 22,336 sq. ft. and is situated on the west side of Euclid Avenue approximately 945 feet from the intersection of Faith Lane and Euclid Avenue. The property is located in the R-10 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.380-270-1.

b. Case No. TB 15-18 Greenburgh Shopping Center, 77-97 Knollwood Road, (P.O. White Plains, N.Y.) – Amended Site Plan

A public discussion to discuss an amended site plan application (Town Board approval – referral to Planning Board) involving the legalization of the re-striping of an existing parking lot, creation of additional handicapped parking spaces, the installation of new crosswalks and the installation of shopping cart carriage corrals for the purpose of improving traffic circulation and pedestrian safety. The property consists of approximately 480,500 sq. ft. and is situated between Knollwood Road (to the west), Dobbs Ferry Road (to the east) and Stadium Road (to the north). The property is located in the DS Designed Shopping District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.540-326-1.

c. **Case No. PB 13-16** Westchester Square Shopping Center Expansion, *Central Park Avenue, (P.O. Hartsdale, N.Y.) – Planning Board Steep Slope Permit*

A public hearing to discuss a Planning Board steep slope permit application associated with the proposed construction of a one-story 12,900 sq. ft. retail/pharmacy building in the northern portion of the site, a one-story 6,000 sq. ft. office/medical clinic/urgent care building in the southern portion of the site, and a 4,000 sq. ft. expansion to an existing supermarket (Trader Joe's). The applicant also proposes landscaping improvements, modifications to the existing parking layout, and ingress/egress improvements along North Washington Avenue and Dalewood Drive. The Planning Board granted a shared parking reduction of 163 off-street parking spaces, 30 of which will be landbanked, on March 18, 2015. The project also requires amended site plan approval from the Town Board (TB 13-08). The applicant proposes 668 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 728 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES) and 217 sq. ft. of disturbance on 35%+ slopes (EXCESSIVELY STEEP SLOPES). The applicant has applied to the Zoning Board of Appeals (ZBA) for area variances related to the proposed project. The applicant proposes the removal of eighty-four (84) regulated trees from the property. The property consists of approximately 679,739 sq. ft. (15.60 acres) and is situated on the west side of Central Park Avenue North at the intersection of Central Park Avenue North and Dalewood Drive. 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: 8.210-151-2, 8.210-151-3, 8.210-151-4, 8.210-155-2.1 & 8.210-155-2.3.

This matter will not be discussed on November 4, 2015, and will be adjourned to January 20, 2016.

7. **DATE FOR NEXT MEETING**

The next scheduled meeting of the Greenburgh Planning Board will be Wednesday, November 18, 2015 and will begin at 8:00 P.M. in the Greenburgh Town Hall Auditorium.