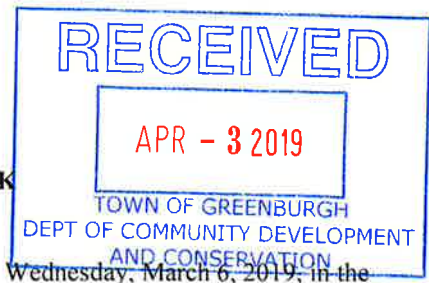


**TOWN OF GREENBURGH
PLANNING BOARD MINUTES
TOWN HALL – GREENBURGH – NEW YORK
Wednesday – March 6, 2019**



The Work Session of the Planning Board of the Town of Greenburgh was held on Wednesday, March 6, 2019, in the auditorium of the Greenburgh Town Hall, 177 Hillside Avenue, Greenburgh, New York, and began at 8:00 pm.

1. ROLL CALL & ANNOUNCEMENTS

Present: Vice Chairperson Hugh Schwartz, Mohamed Ayoub, Kirit Desai, Thomas Hay and Mona Fraitag (Alternate – Voting Member)

Absent: Chairperson Walter Simon, Michael Golden and Viola Taliaferrow

Staff: Aaron Schmidt, Deputy Commissioner, CD&C
David Fried, Esq., 1st Deputy Town Attorney
Garrett Duquesne, AICP, Commissioner, CD&C

Vice Chairperson Schwartz welcomed Ms. Fraitag as the newly appointed Planning Board alternate. He noted that Ms. Fraitag would be a voting member of tonight's meeting, in place of Chairperson Simon, who is not present.

Mr. Schwartz announced that Case Nos. PB 18-21 and TB 19-03 would not be discussed this evening.

2. APPROVAL OF MINUTES

a. February 6, 2019 Work Session Minutes

Vice Chairperson Schwartz asked Planning Board members if there were any comments to the draft Planning Board minutes of February 6, 2019. There were no comments. On a motion made by Mr. Hay and seconded by Mr. Ayoub, the Planning Board voted to approve the February 6, 2019 minutes, as written. Ms. Fraitag abstained from voting.

3. CORRESPONDENCE

a. Case No. PB 16-25 Teverbaugh Subdivision, *Woodlands Avenue North (P.O. White Plains, N.Y.)*

Mr. Schmidt stated that the Planning Board conducted a publicly noticed site visit on Saturday, February 23, 2019. He noted that staff and the applicant's representatives have been in contact since the site visit, and the Board should expect to be scheduling this project for a work session in the near future.

b. Electric Vehicle Charging Stations

Vice Chairperson Schwartz noted that he is still waiting on a final determination from staff concerning regulations pertaining to electric vehicle charging stations.

4. OLD BUSINESS

a. Case No. PB 18-24 Best Subdivision, *23 North High Street (P.O. Elmsford, N.Y.) – Preliminary Subdivision*

A work session to discuss the decision of a preliminary subdivision application involving the proposed re-subdivision of three (3) existing tax lots in order to create two (2) zoning compliant lots, for the purposes of constructing one (1) new single-family residence. Existing Tax Lots 7.200-90-2 and 7.200-90-3, which consist of 12,338 sq. ft. and 2,430 sq. ft., respectively, currently contain an existing single family residence to remain. Existing Tax Lot 7.200-90-1 consists of 4,395 sq. ft., and currently is vacant. The applicant proposes to resubdivide the lots such that Tax Lots 7.200-90-2 & 7.200-90-3 would be combined into one lot totaling 10,264 sq. ft., and Tax Lot 7.200-90-1 would total 8,899 sq. ft. One (1) new single-family residence is proposed on Tax Lot 7.200-90-1. Two (2) regulated trees are proposed for removal in connection with the project, requiring a tree removal permit from the Planning Board. The applicant has prepared a landscaping plan which calls for the planting of five (5) Colorado Blue Spruce trees and one (1) Sugar Maple tree, as replacement. The properties consist of approximately 19,163 sq. ft. and are situated on the east side of North High Street, approximately 525 feet from the intersection of North High Street and Payne Street. The properties are located in the R-7.5 One-Family Residence District and are designated on the tax map of the Town of Greenburgh as Parcel ID: 7.200-90-1, 2 & 3.

Mr. Schmidt noted that a draft preliminary subdivision approval letter had been prepared by staff and circulated to the Board in its packages. Board members had no comments on the draft prepared. On a motion

made by Mr. Ayoub, and seconded by Mr. Hay, the Planning Board unanimously voted to grant preliminary subdivision approval for this project.

b. Case No. TB 18-08 Hartsdale Four Corners Redevelopment Initiative (*Town Board Referral*)

A work session to discuss a recommendation relating to a land-use study associated with the Hartsdale Four Corners Study Area, which was referred by the Town Board for recommendation on October 24, 2018. The Study contains revitalization-based goals, objectives and policies related to a unified vision for the subject area. The study area plan is the first of several planning phases to address known challenges in the area, such as commercial vacancies, parking, stormwater, and traffic; through a planning and rezoning process to create a vibrant neighborhood center and gateway to the Hartsdale Train Station and surrounding residential communities.

Vice Chairperson Schwartz stated that, after the Planning Board closed its public discussion concerning this study prepared by Town staff, additional correspondence was provided by Inspired Places, LLC, which was distributed to, and reviewed by, the Planning Board. He requested that any amendments to the draft recommendation agreed upon this evening be made by staff, and be recirculated to Board members by email, prior to distribution to the Town Board.

Vice Chairperson Schwartz identified four (4) key points raised in the correspondence provided by Inspired Places, LLC: (1) that no borders associated with the Study area have been defined; (2) that the current Study language limits all residential to rental units; (3) the need for timeframes and milestones; and (4) to identify the allocation of Town resources. He stated that these 4 items would be discussed this evening by the Board.

#1 Boundaries of District/Study Area: Ms. Fraitag noted that both minimum and maximum suggested boundaries were provided in the correspondence provided by Inspired Places LLC. Commissioner Duquesne stated that he strongly recommends against any determination of boundaries at this time, noting that the rough area has been identified in the Study, and that there are numerous variables which could lead to changes in any future boundaries. Ms. Fraitag opined that it would not be a good idea to exclude properties at this point in the process, and supported keeping the boundaries more open-ended and flexible at this time. Mr. Desai suggested that a minimum boundary be established as soon as possible, which could then be extended based on the studies performed and other variables alluded to by Commissioner Duquesne. Mr. Hay agreed, and noted that the area could always be expanded beyond an identified core area. Vice Chairperson Schwartz noted that the separate RFP for technical analysis associated with the Four Corners, should have an identified minimum boundary, noting that a minimum area is necessary in order for stormwater, traffic, and any other issues to be properly evaluated. He suggested that the stormwater and traffic technical analysis study area be expanded east towards the Hartsdale Train Station. Commissioner Duquesne noted that, with respect to the stormwater and traffic technical analysis study, a comprehensive area would be encompassed.

#2 Residential only as Rentals: Vice Chairperson Schwartz stated that it is too early in the process to limit what type of residential units comprise this area, and suggested that the recommendation back to the Town Board state that all references to residential in the Study be simply stated as "residential." Board members agreed.

#3 Timeframes and Milestones: Vice Chairperson Schwartz stated that providing for a timeline with milestones is an important component of implementation, and should be provided by the Town Board with respect to the Four Corners redevelopment initiative. He suggested that a rough timetable with set expectations be distributed at the same time as the RFP for a professional consultant for technical analysis. Commissioner Duquesne responded that a timeline with goals could be incorporated into the RFP. Vice Chairperson Schwartz suggested that one way to tackle this would be for a rough date to be determined for projected site redevelopment, as determined by the Town Board (he requested that this language be added to the draft Planning Board recommendation). Once determined, one could then work backwards and create a critical path to achieve the desired outcome. Mr. Hay agreed, noting that this would provide the community and site owners with the timing of the initiative.

#4 Town allocation of resources: Mr. Desai asked if there was a long term plan, in the range of 3-5 years, for the Town to allocate resources/funding in connection with this proposal. Commissioner Duquesne noted that the Town Board already has allocated \$150,000 to fund a consultant to study traffic and stormwater related

components. He stated that, at this time, it would be premature to allocate additional funding, until these studies are completed. He noted that the New York State Consolidated Funding Application (CFA) will be coming online in June of this year, and he anticipates that the Town would apply for grants in the range of \$100,000-\$150,000, to fund certain additional planning analysis. He explained that the Hartsdale Four Corners Vision Study could very well be adopted in the next couple of months, with technical analyses conducted by professional consultants the next step in the process. SEQR would also be undertaken by a consultant. This would all be accomplished with assistance and input from Town staff. Mr. Desai noted that the process seems sequential, and wondered if there were any concurrent steps in the process. He noted that timing is of the essence with this proposal, as other nearby communities already permit mixed-use development. Vice Chairperson Schwartz noted that once a timeline with milestones is established by the Town Board, concurrently with further progress on this initiative, it could be studied and determined what resources, both internally and externally, are needed to achieve the desired outcome. Board members agreed.

On a motion made by Mr. Hay and seconded by Mr. Ayoub, the Planning Board unanimously voted to issue a positive recommendation to the Town Board in connection with the Hartsdale Four Corners Vision Study, as amended, subject to a final review by the Planning Board, prior to distribution to the Town Board.

5. NEW BUSINESS

a. Case No. PB 19-01 Deitch, 6 Mohican Lane (P.O. Irvington, N.Y.) – Planning Board Steep Slope Permit

A work session to discuss a Planning Board steep slope permit application for a proposal to construct an approximately one hundred eighty (180) linear foot retaining wall, ranging in height from 0.0 feet to 10.0 feet, along portions of the westerly and southerly property lines, with related site improvements. The applicant is proposing to construct a reinforced, segmental retaining wall on its property, in order to create a level rear yard area for recreational use. An existing dry-stone wall approximately 4-feet in height, is proposed to be removed. The applicant proposes 2,312 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES) 235 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 746 sq. ft. of disturbance on 35%+ slopes (EXCESSIVELY STEEP SLOPES). The project involves approximately 90 cubic yards of excavation and approximately 430 cubic yards of imported fill, requiring a fill permit from the Bureau of Engineering. The applicant proposes the removal of three (3) regulated trees from the subject property, requiring a tree removal permit from the Town Forestry Officer. The applicant has prepared a landscaping plan which calls for the planting of one (1) Black Tupelo tree, ten (10) Skyrocket Juniper trees, and one (1) White Spruce tree, as replacement. The property consists of approximately 11,523 sq. ft. (0.26 acres) and is situated on the southerly side of Mohican Lane, approximately 200 feet from the intersection of Alta vista Circle and Mohican Lane. The property is situated in the R-10 One-Family Residence Zoning District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.370-187-9.

Mr. Paul Petretti, PE, Project Engineer, provided an overview of the project, which involves a steep slope permit application for a proposal to construct an approximately one hundred eighty (180) linear foot retaining wall, ranging in height from 0.0 feet to 10.0 feet, along portions of the westerly and southerly property lines, with related site improvements. The applicant has proposed constructing a reinforced, segmental retaining wall on its property, to create a level rear yard area for family use. Mr. Petretti explained that an existing dry-stone wall, approximately 4-feet in height, is proposed to be removed. He noted that there also is an existing wall along a portion of the rear property adjacent to the rear property line, which will remain, with the new wall being constructed above it.

Vice Chairperson Schwartz asked if there had been any communication with the neighbor to the rear of the site concerning this proposal. Mr. Petretti replied that he had advised the client to make contact with the neighbors. Mr. Ayoub suggested that a “deadman” anchor be used in connection with the tension rod, to reinforce the proposed retaining wall. Mr. Petretti explained that the proposal involves a segmental block retaining wall with geo-grid to support the wall, and that more information concerning the details of the wall design can be provided to the Board.

Mr. Desai noted that three (3) regulated trees are proposed for removal in connection with the project. He asked if modifications could be made to preserve any of these trees. He further suggested terracing of the wall, to protect against any damage to existing trees on neighboring properties, and to offer the potential to include new landscaping within the terraced area. Mr. Schwartz asked, if the wall were to be terraced, how much area intended for backyard use would be lost. Mr. Schmidt advised that two (2) of the three (3) trees

that are proposed for removal are Black Locust trees, which are borderline invasive. Mr. Petretti added that these two (2) trees are not in great condition. He noted that the dogwood tree proposed for removal could be replaced with one or more new dogwood trees. He stated that the client prefers not to terrace the wall, as the entire objective of this proposal is to gain usable rear yard space for the family.

Mr. Schwartz asked what type of fencing would be installed on top of the wall. Mr. Petretti responded that the fencing type has not yet been selected. Mr. Schwartz requested that the fencing type be determined.

Mr. Desai suggested that site visits be scheduled, to be coordinated by Mr. Schmidt. Mr. Schmidt noted that he would look to coordinate small group site visits, for next week. Mr. Schwartz stated that, following the site visit(s), a determination of the Board on the next course of action concerning this project, whether it be a follow-up work session or a public hearing, will be made.

b. Case No. TB 19-02 Greystone-on-Hudson PUD Proposal, *Carriage Trail (P.O. Tarrytown, N.Y.) – Zoning Text and Zoning Map Amendments (Pre-submission conference)*

A pre-submission conference to discuss a proposed zoning text and zoning map amendment associated with the applicant's (Greystone-on-Hudson) request for flexibility to construct additional accessory residential structures (pool house, caretaker residence, etc.) in connection with primary residences at a previously approved residential luxury estate development of 21 lots (9 in the Village of Tarrytown and 12 in the Tarrytown portion of unincorporated Greenburgh [PB 11-13]). These types of accessory units are not permitted in one-family residence districts in the Town of Greenburgh. Greystone-on-Hudson seeks a Planned Unit Development (PUD) rezoning designation, which could facilitate these types of accessory structures.

Mr. Andy Todd, co-owner of the Greystone-on-Hudson development, provided an overview of the proposal which involves a potential rezoning of the 12 lots situated within the Town of Greenburgh, from an R-40 Zoning District, to a PUD (Planning Unit Development) District, in order to allow for the flexibility to construct additional accessory residential structures (pool house, caretaker's residence, cottages, etc.) in connection with primary residences on each of the 12 lots. Mr. Todd explained that there is a party in contract to purchase Lots 8, 9 & 10 of the development and, referring to an Exhibit, identified that the buyer as being interested in constructing a main house, pool house, and approximately five (5) cottages, built throughout the 3 lots. He explained that, under the present R-40 zoning, approximately 50,000 sq. ft. of floor area could be built across these 3 lots, whereas under the proposal, approximately 20,000 sq. ft. of gross floor area would be constructed, constituting far less than what currently is permitted. He noted that, within the PUD proposal, flexibility would allow for driveways to cross over property lines and/or be situated within side yard setbacks, and for multiple accessory-type residential units (e.g. pool house, caretaker's residence, cottages) to be constructed on single lots. Mr. Todd stated that the conceptual PUD proposal would not exceed the currently existing R-40 zoning setbacks on each lot within the site; that it would not exceed the currently permitted R-40 zoning regulations concerning maximum structure height; that there would be only one owner of each lot including accessory residences; that no further subdivision of any lot would be permitted; that it would allow flexibility as to the placement and configuration of the permitted dwelling units, provided the maximum number of dwelling units permitted under the PUD shall not exceed a total of thirty (30) units across the entire Greenburgh site; and, that it would allow for pools and related recreational and accessory uses to be permitted in all yards (i.e. front, rear, and side yards).

Vice Chairperson Schwartz asked if the applicant intends to propose a similar rezoning of the lots located within the Village of Tarrytown. Mr. Todd replied that, although none of the lot owners or interested buyers have expressed this type of development within the lots in the Village, he has communicated with Village officials, who are aware that he may at some future point seek a similar proposal. He noted that a different process exists within the Village to accomplish this. Mr. Schwartz asked if the applicant would be agreeable to rental restrictions within the PUD proposal. Mr. Todd replied that he is agreeable in concept. Mr. Schwartz asked what the height limitations would be on the accessory structures. Mr. Todd replied that these structures would be limited to 2 ½ stories, not to exceed 30-feet in height. Mr. Schwartz opined that a clear definition of the proposed accessory structures must be established, so it is clear as to what exactly is permitted. He suggested that the applicant and staff research other municipalities, such as Bedford NY and Greenwich CT, to see if there is any model legislation regarding this type of use for oversized, estate type parcels, and how other communities define accessory uses of this nature.

Mr. Desai expressed his concern regarding potential future use and ownership of these parcels, and the potential for future, further subdivision of the lots. He asked what the tax implications are regarding this proposed concept. Mr. Todd replied that he is agreeable to no further subdivision of the lots. He opined that the tax implications should be positive. Mr. Schwartz stated that he has no objection to the current concept, although he has concerns which should be addressed, including the permitted usage of these accessory units – he expressed concern that these units not be utilized as Airbnb's – and providing for a maximum unit count not to exceed thirty (30) units. Mr. Todd explained that, under the current R-40 zoning, approximately forty eight (48) zoning compliant lots could have been subdivided, however, only a total of twelve (12) lots were proposed by the applicant and approved by the Planning Board, which resulted in a significant amount of open space to be preserved. He added that, under the PUD proposal, a maximum of fifty seven (57) structures could be permitted, however, at this time, his request involved not exceeding a total of thirty (30) units, well below the maximum that could be pursued under this concept. Commissioner Duquesne explained that the approved 12-lot subdivision on this site could yield a total of twelve (12) single family residences plus twelve (12) pool cabanas, for a total of twenty four (24) structures. Vice Chairperson Schwartz stated his preference that a limitation on the number of structures permitted per acre be the limiting factor on the total number of structures permitted throughout the PUD site, if rezoned, noting that this could potentially result in a total unit count higher than the thirty (30) proposed by the applicant. Mr. Desai agreed.

Mr. Hay expressed his concern with the point of permitting flexibility as to the placement and configuration of the permitted dwelling units, provided the maximum number of dwelling units permitted under the PUD shall not exceed a total of thirty (30) units across the entire Greenburgh site. Commissioner Duquesne explained that PUD's are designed to permit this type of flexibility. He added that this concept is unlikely to be utilized elsewhere in Town, as this particular site is unique in that it is surrounded on three sides by open space. Commissioner Duquesne outlined the process associated with a potential PUD rezone for the Board members.

c. **Case No. TB 19-04** Chapter 285, *OB District (Self-Storage Facilities & Laundromats) – Zoning Text Amendment (Pre-submission conference)*

A pre-submission conference to discuss a zoning text amendment concept involving a potential modification to the list of permitted uses in the OB District to include Self-Storage Facilities & Laundromats.

Ms. Janet Giris, Esq., of DelBello, Donnellan, Weingarten, Wise & Wiederkehr LLP, provided an overview of a concept involving a potential modification to the list of permitted uses in the OB District to include Self-Storage Facilities & Laundromats. She explained that office building districts have been undergoing changes throughout the region, due to lower demands for office space, and numerous vacancies, in office park districts. She highlighted that the Town's Comprehensive Plan discusses the potential modification of office districts within the Town, which this proposal is consistent with. If the petition were approved, she stated that her client would seek to propose a Self-Storage Facility, which she described as a low impact use, within the OB District at a property located at 660 White Plains Road, adjacent to the existing Stop and Shop supermarket, where office space was previously approved to be constructed. She noted that an existing laundromat operator in the Town, located at the property known as 320 Saw Mill River Road, P.O. Elmsford, is seeking to re-locate within the Town, and has identified the 660 White Plains Road site as a potential location, although this use is not presently permitted in the OB District. She indicated that the proposal would allow Self-Storage Facilities as a permitted use in the OB District, similar to what was recently adopted by the Town in the LOB (Limited Office Building) District, and would allow laundromats as a special permit use in the OB District.

Vice Chairperson Schwartz opined that it may be better to have Self-Storage Facilities allowed by special permit in the OB District as well, noting that, while the 660 White Plains Road site may very well be suitable for such a facility, it may not be suitable in other properties zoned OB. He explained that special permit uses provide for oversight by a Board, subject to an applicant and site meeting certain established criteria. Ms. Giris noted that, special permit uses, under New York State Law, are principally permitted uses, subject to specific criteria. She asked what type of criteria the Board would be interested in incorporating into a zoning text amendment. Vice Chairperson Schwartz recommended that criteria be added, including, but not limited to, no negative impact on adjacent uses, a possible distance separation between facilities, appropriate security, lighting, and access. Ms. Giris replied that she would look to create an appropriate set of criteria.

Commissioner Duquesne stated that Town staff had reviewed the potential implications of the proposed zoning text amendment on other areas of the Town zoned as OB. He noted that there were not many OB site locations where self-storage facilities or laundromats would likely be sought. He added that staff also researched sites located within the OB-1 District, as all permitted uses in the OB District also are permitted in the OB-1 District, and concluded that there appear to be very limited opportunities for these types of uses within sites zoned OB-1.

Ms. Giris explained that a change in housing preferences has occurred over the past 13-14 years. She stated that millennials typically seek smaller spaces with more amenities provided, however, this leaves them with little space for storage, which has resulted in the need for self-storage facilities. She explained that these types of facilities have changed over time, from the single-story, 24-hour accessible facilities, to now being typically multi-level, with improved security, ample lighting, and limited hours of operation. Vice Chairperson Schwartz agreed that flexibility in uses is needed within the OB and possibly the OB-1 Districts of the Town, however, he noted that this proposal may not go far enough, in that there may be other uses that also should be considered. He requested that Town staff research other uses that may be appropriate for these zoning districts.

d. **Case No. PB 19-02** *Metropolis Country Club, 289 Dobbs Ferry Road (P.O. White Plains, N.Y.) – Planning Board Steep Slope Permit & Wetland/Watercourse Permit*

A work session to discuss a Planning Board steep slope and wetland/watercourse permit application for a proposal consisting of: (1) the construction of a new, re-located, approximately 1,200 sq. ft. irrigation pump house (to replace an existing pump house); (2) to dredge and deepen an existing, on-site irrigation pond located adjacent to the pump house, for additional water storage purposes; and (3) to construct an access road to the new pump house, from Juniper Hill Road. The applicant proposes 800 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 50 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 300 sq. ft. of disturbance on 35%+ slopes (EXCESSIVELY STEEP SLOPES). The applicant proposes approximately 41,300 sq. ft. of direct disturbance to the pond, associated with dredging and deepening the pond, and approximately 21,200 sq. ft. of disturbance to adjacent regulated buffer areas, associated with grading activities and construction of the access road. The project involves approximately 3,500 cubic yards of excavation, associated with dredging and deepening the pond, and 0 cubic yards of imported fill. The project involves the proposed removal of two (2) regulated trees, and requires that a tree removal permit application be submitted to the Town Forestry Officer. The applicant has proposed the planting of 20 Green Giant Arborvitae trees as replacement, in order to screen the project from the Woodlands School caretaker's residence. The property consists of approximately 4,556,376 sq. ft. (104.6 acres), and is situated on the south side of Dobbs Ferry Road (Route 100B). 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: 8.141-94-11, 12 & 18.

Mr. Zachary Pearson, PE, Project Engineer, provided an overview of the project which involves: (1) the proposed construction of a new, re-located, approximately 1,200 sq. ft. irrigation pump house (to replace an existing pump house); (2) to dredge and deepen an existing, on-site irrigation pond located adjacent to the pump house, for additional water storage purposes; and (3) to construct an access road to the new pump house, from Juniper Hill Road. He walked the Board through the proposed site plan, identifying the location of the proposed improvements. He identified two (2) trees as proposed for removal in connection with the project, and added that approximately twenty (20) evergreen trees are proposed as replacement, which would provide screening from the various improvements proposed.

Mr. Schmidt stated that the project was referred to the Conservation Advisory Council (CAC), as required under Chapter 280 of the Town Code. He noted that the CAC met on February 28, 2019, and issued a positive recommendation, with conditions, on March 4, 2019, a copy of which was provided in the Board's packages.

Mr. Hay asked for more information concerning the proposed retaining walls shown to be located off the edges of the proposed access road, adjacent to the new pump house location. Mr. Pearson explained that the walls are proposed due to an effort of the applicant to keep the pump house at a lower elevation, so as to limit its appearance on the golf course. Mr. Desai asked if the material to be dredged from the irrigation pond would be tested for contamination. Mr. David McCaffrey, Golf Course Superintendent, advised that material within the pond already has been tested, as provided for in a report prepared by WSP USA, dated November 28, 2018, copies of which were provided in the applicant's submission. He added that the applicant is

agreeable to testing the material once excavated, and the hope is that the material can be re-utilized on-site for grading purposes, in close proximity to the pond, as shown on the prepared site plan. Mr. Ayoub asked what would be done with the material if it were found to be contaminated and not suitable for re-use. Mr. McCaffrey replied that the applicant would contact the New York State Department of Environmental Conservation (NYSDEC), and have it appropriately removed from the site and disposed of. He noted again that the material already has been tested, and found to contain minimal amounts of metals and other contaminants which are typical of soils on a golf course, from the use of herbicides and other chemicals over a long period of time.

Mr. Desai asked about the frequency of anticipated usage of the access road. Mr. Pearson advised that it would be minimal – a few times a year for maintenance and delivery purposes. Mr. Desai asked if pervious materials could be utilized for construction of the access road. Mr. Pearson replied that grass-crete pavers would not be appropriate, as they could pose a hazard to golfers who are unaware of it. Mr. Desai requested that the applicant consider the use of pervious pavers or pervious asphalt for the access roadway. Mr. Ayoub asked for more information on why the existing pump house is proposed to be replaced. Mr. Pearson explained that the existing pump house is dated, and the applicant, in its desire to get off of municipal water which currently it purchases in order to irrigate the golf course, seeks to construct a new pump house.

Mr. Schmidt stated that Chairperson Simon provided comments by email concerning this application, which had been forwarded to the applicant. Mr. Pearson explained that, in response to Chairperson Simon's comments, the dredged material will be tested, and that an epoxy coating would be applied within the building, to prevent any potential contaminants from leaching through the concrete and into the surrounding soil.

Ms. Fraitag noted that it appears the applicant seeks to pave a portion of a Town roadway in connection with the project. Mr. Pearson confirmed this as accurate. Mr. Desai asked approximately how many square feet of new pavement is proposed. Mr. Pearson approximated the total at 5,000 square feet.

Mr. Fried advised that it was nearing 9:00 pm, and that these, and other matters, could be further addressed as part of the public hearing this evening, or, during the written record period should the public hearing be closed this evening.

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

Full transcripts of the items on for public hearing and public discussion are available through the Department of Community Development and Conservation, and are posted on the Town of Greenburgh website.

a. Case No. PB 19-02 Metropolis Country Club, 289 Dobbs Ferry Road (P.O. White Plains, N.Y.) – Planning Board Steep Slope Permit & Wetland/Watercourse Permit

A public hearing to discuss a Planning Board steep slope and wetland/watercourse permit application for a proposal consisting of: (1) the construction of a new, re-located, approximately 1,200 sq. ft. irrigation pump house (to replace an existing pump house); (2) to dredge and deepen an existing, on-site irrigation pond located adjacent to the pump house, for additional water storage purposes; and (3) to construct an access road to the new pump house, from Juniper Hill Road. The applicant proposes 800 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 50 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 300 sq. ft. of disturbance on 35%+ slopes (EXCESSIVELY STEEP SLOPES). The applicant proposes approximately 41,300 sq. ft. of direct disturbance to the pond, associated with dredging and deepening the pond, and approximately 21,200 sq. ft. of disturbance to adjacent regulated buffer areas, associated with grading activities and construction of the access road. The project involves approximately 3,500 cubic yards of excavation, associated with dredging and deepening the pond, and 0 cubic yards of imported fill. The project involves the proposed removal of 2 regulated trees, and requires that a tree removal permit application be submitted to the Town Forestry Officer. The applicant has proposed the planting of 20 Green Giant Arborvitae trees as replacement, in order to screen the project from the Woodlands School caretaker's residence. The property consists of approximately 4,556,376 sq. ft. (104.6 acres), and is situated on the south side of Dobbs Ferry Road (Route 100B). 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: 8.141-94-11, 12 & 18.

On a motion made by Mr. Ayoub and seconded by Ms. Fraitag, the Planning Board unanimously voted to close the public hearing, and to leave the written record open through March 14, 2019.

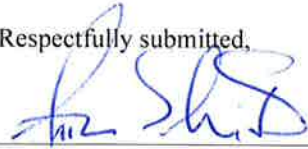
7. **ESTABLISH DATE FOR NEXT MEETING**

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Wednesday, March 20, 2019, and will begin at 8:00 pm in the Greenburgh Town Hall Auditorium.

8. **ADJOURNMENT**

The March 6, 2019 work session of the Town of Greenburgh Planning Board was adjourned at 11:00 pm.

Respectfully submitted,



Aaron Schmidt
Deputy Commissioner,
Department of Community Development and Conservation