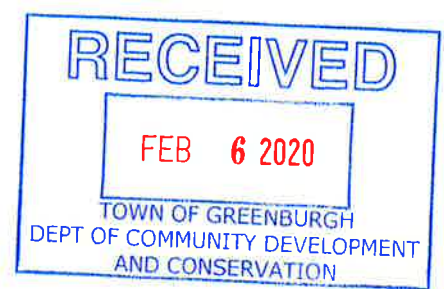


**TOWN OF GREENBURGH  
PLANNING BOARD MINUTES  
TOWN HALL – GREENBURGH – NEW YORK  
Wednesday – January 15, 2020**



The Work Session of the Planning Board of the Town of Greenburgh was held on Wednesday, January 15, 2020, 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: Chairperson Walter Simon, Kirit Desai, Mona Fraitag, Michael Golden, Thomas Hay, and Johan Snaggs (Alternate – Voting member)

Absent: Hugh Schwartz

Staff: Aaron Schmidt, Deputy Commissioner, CD&C  
David Fried, Esq., 1<sup>st</sup> Deputy Town Attorney  
Garrett Duquesne, AICP, Commissioner, CD&C  
Matthew Britton, Assistant Planner, CD&C

Chairperson Simon announced that Mr. Snaggs would be a voting member this evening. He stated that there currently is a vacancy on the Planning Board, and all interested parties should contact Commissioner Duquesne for more information.

**2. APPROVAL OF MINUTES**

Chairperson Simon asked if there were any comments to the January 2, 2020 draft minutes. He noted that, on page 4, the term “former dump area” is used in connection with the location of the proposed wetland mitigation area, as part of the Sunningdale Country Club application. He stated that the term is potentially misleading, as the area only was used to dump vegetative waste. Mr. Schmidt advised that the word “vegetative” could be added for clarification purposes.

On a motion made by Mr. Desai and seconded by Mr. Hay, the Planning Board unanimously voted to approve the minutes of the January 2, 2020 Planning Board work session, as amended.

**3. CORRESPONDENCE**

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

Commissioner Duquesne stated that the Town Board recently had approved a zoning text amendment to the OB – Office Building district, allowing self-storage facilities and laundromats as special permit uses. He explained that the adopted local law contained a typographical error assigning the Zoning Board of Appeals as the approval authority, instead of assigning the Town Board as the approval authority for these special permit uses, as intended. Mr. Duquesne stated that the Town Board now proposes to correct the local law to what was originally envisioned and presented, establishing the Town Board as the approval authority. He noted that the Town Board is holding a public hearing next week regarding the revised local law. He recommended that, if the Planning Board took no issue with this proposal, it consider taking a vote providing that it had no objection to the revised local law. Mr. Fried advised that the Planning Board did not need to issue a new recommendation, as this revision is consistent with the Planning Board’s prior discussion, and recommendation issued, on this matter.

On a motion made by Mr. Desai and seconded by Mr. Hay, the Planning Board unanimously voted to issue no objection to the revised local law, as presented.

4. **OLD BUSINESS**

- a. **Case No. PB 19-10** Youth Mission of Life Church, 375 Dobbs Ferry Road (P.O. White Plains, N.Y.) – *Amended Site Plan, Planning Board Steep Slope Permit & Wetland/Watercourse Permit*

A work session to discuss the decision of an amended site plan, Planning Board steep slope permit and wetland/watercourse permit application for a proposal to construct an approximately 5,000 sq. ft. rubber-surfaced basketball court, together with permeable pavers surrounding the court, an approximately 150 linear foot, 4-foot high stone retaining wall, and related improvements. The applicant proposes approximately 3,310 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), 800 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and 4,000 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES). The project requires approximately 230 cubic yards of excavation. The applicant proposes approximately 2,800 sq. ft. of wetland/watercourse buffer disturbance within the 65,850 sq. ft. of watercourse and adjacent buffer area on the subject property. The applicant proposes the removal of twelve (12) regulated trees from the subject property, and has prepared a landscaping plan which calls for the planting of: twelve (12) new trees, twenty-eight (28) new shrubs, and fifty (50) new ferns, as replacement, between the area of the proposed work and the on-site watercourse areas. The property consists of approximately 173,804 sq. ft. (3.99 acres) and is situated on the southerly side of Dobbs Ferry Road (NYS Route 100B), approximately 250 feet east of the intersection of Dobbs Ferry Road and West Hartsdale Avenue. The property is situated in an R-20 One-Family Residence District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.141-94-20.

Chairperson Simon noted that a draft decision had been circulated and that the proposal was declared a Type II action under SEQRA. Chairperson Simon highlighted a number of conditions which are unique to the project and important for the Board to be aware of.

Noting his concern regarding the distance of the basketball hoops to the nearest barrier, Chairperson Simon noted condition 4.2 of the draft decision, and asked if a minimum of 6 feet was the standard for high schools. Mr. Fried advised that he had checked with the Commissioner of the Department of Parks and Recreation, who referees high school basketball games and provided him with the high school basketball handbook, which requires at least 3 feet from the end line to the nearest barrier. Mr. Schmidt stated that the applicant was agreeable to the requirement, and would try to increase the distance to 8 feet, where possible.

On a motion made by Ms. Fraitag and seconded by Mr. Hay, the Planning Board unanimously voted to approve the amended site plan application.

On a motion made by Mr. Hay and seconded by Mr. Desai, the Planning Board unanimously voted to approve the Planning Board steep slope permit application.

On a motion made by Ms. Fraitag and seconded by Mr. Hay, the Planning Board unanimously voted to approve the wetland/watercourse permit application.

5. **NEW BUSINESS**

- a. **Case No. PB 19-29** Baker Subdivision, 209 Prospect Avenue, (P.O. White Plains, N.Y.) – *Preliminary Subdivision and Tree Removal Permit*

A work session to discuss a preliminary subdivision and tree removal permit application consisting of a proposal to subdivide an existing, vacant lot, in order to construct two new single-family residences. The subject property consists of approximately 10,016 sq. ft. which the applicant proposes to subdivide into two separate lots, consisting of 5,005 sq. ft. (Lot 1) and 5,011 sq. ft. (Lot 2). One (1) new single-family residence is proposed to be built on each lot, in compliance with the Town's zoning regulations. The applicant proposes the removal of fifteen (15) regulated trees, requiring a tree removal permit through the Planning Board. The applicant proposes the planting of seventeen

(17) new trees, and eight (8) new shrubs, as replacement. The subject property consists of approximately 10,016 sq. ft., and is situated on the south side of Prospect Avenue, approximately 150 feet west of the intersection of Prospect Avenue and New Street. The property is situated in an R-5 One-Family Residence District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.10-10-27.

Mr. Emilio Escaladas, P.E., R.A., of Escaladas and Associates, representing the applicant, provided an overview of the project, which consists of the subdivision of a vacant lot into two lots, for the purposes of construction of two new single-family residences. Mr. Escaladas stated that the project involves the proposed removal of approximately 12 regulated trees, to be replaced by approximately 15 trees. Mr. Schmidt clarified that 15 regulated trees are proposed to be removed, and 17 trees would be planted, as replacement.

Mr. Fried advised that there would be a recreation fee required for the two new lots. Mr. Escaladas replied that he thought this fee would apply only to the one new lot proposed. Mr. Fried confirmed that this fee would apply to the two newly proposed lots, as each would contain a new residence. Mr. Golden asked if a fee would apply for building one house on a vacant lot. Mr. Fried noted that there would not be, but because there is a new subdivision, this triggers the fee for each new lot and residence.

Chairperson Simon asked if the rear of the property was adjacent to one of the golf course's greens or tee areas. He expressed concern for errant golf balls if the area is a green. Mr. Schmidt advised that the applicant would be retaining many of the existing trees in the rear of the site, and has plans to supplement this area with additional plantings. Mr. Fried asked the applicant to confirm whether or not the golf course has adequate screening between the properties, such as a net or a fence.

Mr. Hay asked why the proposed drywell units are to be located upslope, in the rear portion of the properties. Mr. Escaladas replied that the rear units would accept roof water runoff and split the flow of water, so not all runoff is directed towards the front yard areas. The rear units would be situated approximately 3-feet below grade, a depth sufficient to accept runoff from the rooftops. Mr. Schmidt explained that smaller units in each of the front yards would capture runoff from the driveway surfaces. Mr. Desai asked if there would be any potential for water from the rear units to migrate towards the foundation of the new homes. Mr. Escaladas replied that the Cul-Tec drywell units will have enough separation from the house to prevent significant water from flowing towards the houses, and that waterproofing and footing drains would protect the homes and related basements. He stated he could revisit the placement of the drywell units in the rear, and relocate them if possible, if that is the preference of the Board. Chairperson Simon stated that the ultimate goal is to have adequate drainage on the property, regardless of the units' placement. Mr. Golden asked if the rear Cul-Tec drywell units could be lowered from their proposed depth of 3 feet, to 6 feet. Mr. Escaladas replied that he would research the possibility.

Mr. Desai asked which property would own the trees proposed along the property line between the two lots. Mr. Escaladas replied that he would stagger the trees on the plan to more clearly identify which property each will be situated on.

Chairperson Simon stated that the Planning Board would conduct a public hearing on this project, at its February 5, 2020 meeting. Mr. Schmidt advised that staff would prepare the public hearing notice and signage, and provide each to the applicant along with instructions.

**b. Case No. PB 18-20** JCI Construction Corp., 223 Endicott Avenue, (P.O. Elmsford, N.Y.) – *Planning Board Steep Slope Permit and Tree Removal Permit (Town Forestry Officer approval)*

A work session to discuss a Planning Board steep slope permit application for a proposal consisting of the construction of one (1) new single-family residence, on an existing, vacant lot, with related improvements. The applicant proposes 3,002 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 1,241 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 1,385 sq. ft. of disturbance on 35%+ slopes (EXCESSIVELY STEEP SLOPES). The project involves approximately 315 cubic yards of excavation and 1,105 cubic yards of imported fill, requiring a Fill Permit from the Bureau of Engineering. The applicant proposes the removal of six (6) regulated trees, requiring a tree removal permit from the Town Forestry Officer, and proposes the planting of six (6) new trees as replacement. The subject property consists of approximately 7,500 sq. ft. and is situated on the west side of Endicott Avenue, approximately 475 feet from the intersection of Endicott Avenue and Payne Street. The property is situated in an R-5 One-Family Residence District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.190-74-21.

Mr. John Scavelli, of JCI Construction Corp., representing the applicant, provided an overview of the proposal consisting of the construction of one (1) new single-family residence, on an existing vacant lot, where disturbance is involved requiring a steep slope permit from the Planning Board. He explained that the proposed drywell units would be placed near the back right corner of the house, going with the grade of the land, which would collect stormwater runoff from the roof leaders of the new residence.

Chairperson Simon stated that, for subdivisions involving three or more new homes, utilities can be required to be underground, pursuant to the Town Code. He asked the applicant to consider placing the electrical wires underground, to help to prevent power outages when trees come down. Chairperson Simon compared this to the Town's sidewalk initiative, where there was no legal requirement, but applicants were asked to consider building sidewalks in connection with their projects, when practicable. Noting that because many applicants agreed, over time, the Town, with the assistance of development project applicants, developed eight miles of additional sidewalks. Chairperson Simon stated that sidewalk development was a long-term goal, similar to the burying of electrical wires. He noted that a utility pole exists on the applicant's side of the street, and burying of the electrical lines to the new residence likely would incur minimal additional cost and time to the project, as digging in the front yard already would be taking place. Mr. Scavelli replied that he would discuss this with the owner.

Mr. Schmidt reported that the applicant has agreed to landscaping modification requests of staff. Mr. Desai asked if the trees to be removed primarily are located to the rear of the property. Mr. Schmidt confirmed this, adding that new trees would be planted to establish screening and replenish the canopy cover.

Chairperson Simon stated that the Planning Board would conduct a public hearing on this project, at its February 5, 2020 meeting. He asked if the applicant had spoken with its neighbors regarding the proposal. Mr. Scavelli replied that he had not personally, and would check with the owner. Chairperson Simon encouraged the owner to speak with neighbors, if it had not already done so.

**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 19-28** Sunningdale Country Club, 300 Underhill Road (P.O. Scarsdale, N.Y.) – Planning Board Steep Slope Permit & Wetland/Watercourse Permit

A public hearing to discuss a Planning Board steep slope permit and wetland/watercourse permit application consisting of the proposed piping (170 linear feet) of an existing watercourse which runs through the play area of the 16th hole fairway, which will be redesigned to run through an open bottom culvert crossing and outlet to the existing drainage course on the opposite side of the fairway. The associated wetland areas on each side of the watercourse are to proposed be filled, and a mitigation area of 1.5 times its size is proposed, which will provide enhanced wetland functions in this portion of the golf course. The applicant proposes to disturb approximately 21,360 sq. ft. of wetland/watercourse buffer area (~3,800 sq. ft. of direct wetland/watercourse disturbance) on the subject property, in connection with its proposal. The applicant proposes an approximately 6,000 sq. ft. wetland mitigation area with a focus to preserve and enhance runoff control and groundwater recharge potential, while providing a multi-strata diversified planting scheme. The applicant proposes approximately 4,110 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 210 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES), and 120 sq. ft. of disturbance on 35%+ slopes (EXCESSIVELY STEEP SLOPES). The project requires approximately 25 cubic yards of excavation and 1,140 cubic yards of fill, to be utilized from on-site sources. The property consists of approximately 5,544,752 sq. ft. (127.3 acres), and is situated on the north side of Underhill Road. The property is situated in an R-30 One-Family Residence District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.351-255-1.

*On a motion made by Mr. Hay and seconded by Mr. Desai, the Planning Board unanimously voted to classify the proposed action as a Type 2 action, under SEQRA.*

*On a motion made by Mr. Hay and seconded by Ms. Fraitag, the Planning Board unanimously voted to close the public hearing and to keep the written record open through January 29, 2020.*

**7. OLD BUSINESS (continued)**

**a. Case No. TB 19-21/PB 19-19** Columbia Wegman Hartsdale Assisted Living, 202 West Hartsdale Avenue, (P.O. Hartsdale, N.Y.) – Site Plan (Town Board approval), Special Permit (Town Board approval), Planning Board Steep Slope Permit, and Tree Removal Permit (Town Forestry Officer approval)

A continuation of a work session (December 4, 2019) to discuss a site plan (Town Board approval – referral to Planning Board), Town Board special permit (Assisted Living Facility – Town Board approval – referral to Planning Board), and Planning Board steep slope permit application involving the proposed demolition of the former Maplewood Swim Club and the redevelopment of the site into a 115 unit, 137 bed assisted living facility, consisting of approximately 106,000 sq. ft., with 71 off-street parking spaces, and related improvements. The applicant submitted an alternate driveway circulation layout that: 1) maintains the primary access; 2) maintains the secondary emergency only access; 3) provides a parking area in the front of the building towards West Hartsdale Avenue; and 4) provides 3/4 circulation around the building. The project involves approximately 44,392 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), 19,225 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and 48,177 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES). The applicant proposes the removal of 351 regulated trees from the property, requiring a tree removal permit from the Town Forestry Officer. The applicant has prepared a landscaping plan which calls for the planting of 146 new trees, as replacements. The property consists of approximately 386,377.20 sq. ft. (8.87 acres) and is situated on the south side of West Hartsdale Avenue, at the intersection of Maplewood Road. The property is situated in an R-20 One-Family Residence District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.200-150-7.

Chairperson Simon stated that an email had been received from Ms. Christine Broda and Ms. Patrice Ingrassia, of Inspired Places, LLC late today, which was sent to the Planning Board members and the applicant.

Mr. Steven Wrabel, Esq., of McCullough, Goldberger, & Staudt, LLP, representing the applicant, stated that, on December 4, 2019, the applicant had been provided with a number of comments and questions concerning the project, which the project team responded to in early January. Additionally, following the January 11, 2020 noticed Planning Board site visit and a supplemental site visit on January 14, 2020 by two Board members and Mr. Schmidt, the project team had received additional questions and comments that the applicant is working on addressing at this time.

Mr. Michael Finan, P.E., of Langan Engineering, noted that comments had been received regarding the proposed stormwater management basins in the front and rear of the building, and clarification was sought on building visibility from various locations surrounding the property. Mr. Finan presented a sketch plan addressing the comments regarding the drainage basins. He explained that the front basin was moved closer to the building and away from West Hartsdale Avenue, resulting in the preservation of approximately 15 additional trees in the front portion of the lot. He added that this area could be supplemented with additional trees to improve screening. This redesign, however, would result in the loss of 10 parking spaces, though the Town's off-street parking requirements still would be met. Mr. Finan stated that the proposed system would be the same style as the previously proposed bioretention system with associated dry basin. Mr. Golden asked how stormwater runoff would be treated before being discharged. Mr. Finan replied that the engineered soil medium within the basin would provide treatment. He will continue to refine the proposal in an effort to preserve additional on-site trees and to provide additional separation from the adjacent roadway.

Mr. Golden asked if the applicant could enlarge the rear basin. Mr. Finan replied that the project team would look into it. He stated that the bioretention area also would be planted, though the dry basin would not. He noted that a smaller stormwater basin proposed for the northeast corner of the lot was removed, resulting in the preservation of additional on-site trees.

Ms. Fraitag asked if the 351 trees proposed to be removed only represent those with diameters of 6 inches or more. Mr. Finan confirmed that the 351 trees proposed to be removed only relate to trees regulated by the Town Code. Ms. Fraitag asked if additional, smaller trees would be removed. Mr. Finan confirmed that additional unregulated trees also would require removal.

Mr. Finan explained that the recently prepared sketch plan provides modifications to the rear bioretention basin and dry basin, resulting in the preservation of approximately 10-15 regulated trees and the elimination of certain retaining walls around the rear of the basins. Mr. Finan noted that the plan is to have roughly half of the site drain to the northeast and half to the southeast, similar to how the site currently functions. He stated that the basin at the rear could be increased in size, though it would result in additional tree removals. He added that the project team prefers to keep the drainage pattern similar to what it is today, which is why it has proposed basins in the front and rear. Mr. Finan stated that further modifications likely would result in excess excavated materials, which would need to be trucked off site, something the project team has worked hard to minimize. Mr. Golden questioned the need to eliminate the retaining walls behind the rear basins, as these likely would not be visible. He asked if there were any disadvantages to the revised design involving the rear walls. Mr. Finan stated that there were no disadvantages, and the applicant viewed the revision as beneficial.

Chairperson Simon stated that the sketch plan appears to be a step in the right direction as it results in less tree removals, fewer retaining walls, and less overall site disturbance. Mr. Snaggs asked if the applicant intended to continue to develop these plans. Mr. Finan responded affirmatively, stating that the plans would be refined with the goal of retaining as many on-site trees as possible.

Mr. Snaggs, noting the elimination of 10 parking spaces at the front of the building, asked if there were plans to set aside land for additional parking in the future, if needed. Mr. Greg Elmore, partner with E2k Consulting, LLC, explained that the initial plan set provided for 71 parking spaces and the alternate plan submitted increased this number to 76 spaces, while the Town zoning ordinance requires a total of 60 off-street parking spaces. Mr. Elmore added that the sketch plan provides for 66 parking spaces, which meets the Town Code and meets the needs of the applicant. He stated that he did not want the site to be under-parked, and noted that the spaces to be eliminated are from an area allocated for employee parking. Mr. Elmore stated that it is likely that full usage of the parking lots only will take place a few days each year, such as during Open House, Mother's Day, Thanksgiving, and/or Christmas, otherwise the parking areas only would be roughly one third occupied on any given day. Chairperson Simon suggested that the applicant identify potential on-site locations for land-banking of parking spaces. Mr. Elmore agreed to explore locations, stating that the location would most likely be in the front portion of the site. Mr. Desai opined that the Town standards for off-street parking in connection with this type of use are too high, suggesting that 66 spaces may be more than necessary.

Mr. Fried asked what the maximum number of employees on-site at any one time would be. Mr. Elmore replied that a maximum of approximately 26-28 employees would be on-site at any one time. Mr. Fried asked what the staff to patient ratio would be. Mr. Elmore responded that there would be one staff member for every eight residents within the entire facility. Chairperson Simon asked what the turnover of staff during shift changes is. Mr. Joe McEntee, of Wegman Companies, stated that approximately 28 employees work an 8:00 am to 4:00 pm or 9:00 am to 5:00 pm shift, approximately 15-20 employees work the night shift, and approximately 12 employees work the overnight shift. Mr. McEntee stated that there would be a shift overlap in employees at approximately 3:00 pm.

Mr. John Canning, P.E., of Kimley Horn, the Town's traffic consultant for this project, noted that the applicant's traffic study utilized data from their Poughkeepsie facility, which indicated that, during the highest 15 minute utilization period, there are 5 trips in and 8 trips out of the facility. Ms. Fraitag expressed concern that there are several schools in the area which release students around the time of the 3:00 pm shift change. Mr. Pete Russillo, Senior Associate and Senior Project Manager, with Maser Consulting, P.A., stated that the traffic study examined the highest period of traffic along West Hartsdale Avenue as well as the peak generation of traffic for the proposed facility, and determined that there would be an additional delay of 1 to 1.5 seconds along West Hartsdale Avenue, which is an acceptable result from a traffic perspective.

Ms. Fraitag asked if the applicant could adjust the shift change times to reduce the impact on traffic during peak periods. Mr. Canning explained that the applicant's traffic study included review of every 15 minute period during 6:00 am and 6:00 pm. He noted that, at the applicant's Poughkeepsie facility, a total of 13 trips took place during the peak 15 minute period (5 in and 8 out). He advised that the peak period was identified as being 15 minutes before and 15 minutes after, the peak traffic period identified along West Hartsdale Avenue. Mr. Canning suggested that the Board consider requesting that the applicant review the shift change schedule to determine if a small modification in the time period could result in an additional 15 minute separation between the peak traffic generation of the facility, and the peak traffic period along West Hartsdale Avenue. Mr. Golden asked if Mr. Canning could consider and recommend a possible modification to the midday shift change. Mr. Elmore advised that shift changes are staggered every 15 minutes, which results in not all employees leaving from or arriving to the facility at once. He stated that the project team will review the request of the Board to determine what flexibility can be provided with respect to shift changes. Mr. Golden thanked the applicant for its willingness to further review potential mitigation opportunities related to traffic impacts along West Hartsdale Avenue.

Ms. Fraitag asked if modifications to the emergency access drive to provide a hammerhead have been made. Mr. Elmore affirmed that such changes are now in the plan. Mr. Desai inquired if the front parking lot area, since it would be utilized rarely, could be constructed with pervious materials. Mr. Elmore responded that he would contact the Hartsdale Fire Department to find out if grass-crete pavers would be acceptable for the proposed hammerhead area. He added that he would look into whether or not a similar pervious surface could be utilized within parking areas, though he expressed concerns regarding the potential for damage to grass-crete pavers during snowplowing activities. He stated that he could look into the potential to utilize pervious concrete as an alternative.

Mr. Fried informed the applicant that the Wegman Companies website erroneously identifies the Hartsdale site as an open location. Mr. McEntee replied that this was a mistake and would be corrected. Mr. Fried asked if the applicant was a contract vendee for the property. Mr. McEntee confirmed this as accurate.

Chairperson Simon referenced notes received from Town staff detailing observations and comments staff had resulting from the January 11, 2020 publicly noticed site visit. Mr. Duquesne noted that, following the site visit, staff prepared comments to the Planning Board for it to consider requesting of the applicant. Chairperson Simon stated he believed that this additional information would be beneficial to the Board, and noted that he had thought these items already had been forwarded to the applicant. As they were not forwarded, he requested that Commissioner Duquesne recite the main points for the benefit of the Board and applicant. Mr. Duquesne stated that staff had suggested to the Board that the applicant address the following: (1) due to the abundance of steep slopes and rock outcroppings on the site, the applicant provide a zoning compliant proposal, as an alternative, identifying the pros and cons of such a design layout; (2) explore the potential for green roofs on the facility to reduce stormwater facility needs; (3) consider placing stormwater management systems underneath parking areas to reduce the overall footprint of disturbance; (4) consider providing structured parking underneath the building or under landscaped areas, to reduce the total proposed impervious coverage, and; (5) consider placing an automatic traffic recorder at the entrance to the Brightview Tarrytown Assisted Living Facility for a week, so that traffic data could be compared with an existing, local, mature facility.

Chairperson Simon asked the applicant how much time it needed to address these comments. Mr. Wrabel replied that the applicant is prepared to move forward with further development of the presented sketch plan. He stated that the project team will further refine the design, and submit those materials to the Board soon, with an eye for a public discussion in February. Chairperson Simon requested that the applicant submit its responses to these items and the Board hold a continued work session to discuss, prior to scheduling a public discussion. Mr. Golden stated that the staff suggestions would be forwarded to the applicant, for the applicant to respond to in writing, to the Board.

Mr. Wrabel stated that the building length requirements had been addressed in the applicant's early January submission, and asked if there were any follow-up questions to this response. Mr. Desai commented that he had reviewed the January submission and believed that the applicant needs the number of beds it is requesting, in order for the project to be viable. He stated that if the applicant redesigned the building to eliminate the need for an area variance on the length of the building, it likely would need an area variance for the height of the building. Chairperson Simon asked if the applicant could achieve a site design layout without the need for a variance. Mr. Finan stated that if the applicant were to explore additional alternatives, he was unsure as to when a detailed set of plans for the Board's consideration could be provided. Mr. Golden asked if the applicant could reduce the total number of beds requested. Mr. Finan responded that this would not be possible in order to keep the project viable. Mr. Golden requested that the applicant provide answers in writing to the suggestions made, noting that there may be reasons why certain suggestions cannot be accomplished.



Chairperson Simon espoused the benefits of the site visit and the additional questions it raised, reiterating the request for answers to the posed questions. Mr. Fried noted that, previously, staff suggested a modification to the emergency access roadway design, which was agreed to by the applicant and resulted in benefits to both the site layout and to the applicant. He explained that, as the Planning Board has provided additional suggestions and requests, the Board would like to receive responses in writing, discuss the responses at a limited work session, and then hold a public discussion. Mr. Wrabel stated that a public discussion at this time would be helpful, so that additional comments from the public could be received. Chairperson Simon reiterated that he preferred a follow-up work session prior to a public discussion, which Mr. Fried stated could take place on February 19, 2020, with a public discussion on March 4, 2020. Chairperson Simon stated that further discussion would need to take place as to which side of West Hartsdale Avenue the applicant would construct a sidewalk.

Mr. Hay stated that the site visit was helpful, and commented that the grade change on the site was significant. He requested more information on the height and viewshed of the proposed building from different vantage points, stating that he had reviewed the materials provided in early January and felt, based on that submission, that the facility was more visible than he previously thought. Mr. Finan responded that additional cross sections were prepared following the site visit, which could be reviewed with the Board. Mr. Desai commented that the balloons placed to depict the height of the building at different locations for the site visit January 14<sup>th</sup> were helpful. Mr. Fried requested the applicant notify Town staff when more permanent poles are erected depicting building height, so the Board and public can be notified. Mr. Finan confirmed he would notify Town staff when this is completed. He walked the Board members through the various site sections prepared by the project team.

Mr. Schmidt noted that the inclusion of evergreens should assist with year-round screening, as most existing on-site trees are deciduous and drop their leaves in winter. Mr. Finan added that, with additional evergreen landscaping, the building would have limited visuals. Ms. Fraitag asked the applicant to provide the cross sections presented to staff, so they can be posted on the Town website for interested members of the public to view. Mr. Elmore noted that he had taken additional photographs and would be preparing renderings from additional vantage points as the review process continues.

Mr. Golden informed the applicant that the Zoning Board of Appeals (ZBA) typically requests that the Planning Board provide it with a recommendation on the area variances requested by an applicant in connection with a site plan application. He noted that, if requested, the Planning Board would provide either a positive, negative, or neutral recommendation to the ZBA, and, in anticipation of this, requested that the applicant provide a detailed explanation on the need for its variance request. Mr. Wrabel replied that the site is narrow and deep, which lends itself to the layout proposed by the applicant. He added that reducing the building length, thereby squaring the building off, could result in additional disturbance being situated in closer proximity to neighboring residential properties. Mr. Golden asked the applicant to provide a justification in writing for why a smaller alternative with less units could not be accomplished. Mr. Wrabel stated the applicant would provide a detailed response as requested.

Commissioner Duquesne noted that staff was asked, for comparative analysis purposes, how many single-family homes could be built on the site. He stated that, using the formula in the Comprehensive Plan, approximately 13-14 homes could be built on a flat site of this size. He noted that, due to the prevalence of steep slopes and rock outcroppings, as well as the general topography of the site, it would seem reasonable that fewer single-family homes could be developed.

Mr. Duquesne asked if the applicant was willing to install an automatic traffic recorder at the entrance to the Brightview Tarrytown Assisted Living Facility for one week, then pro-rate the figures to match up with the size of the applicant's facility. Mr. Wrabel stated that the project team would discuss this request internally. Mr. Canning advised that there would be value in performing this analysis.

Chairperson Simon stated that this project would be next discussed in work session at the February 19, 2020 Planning Board meeting.

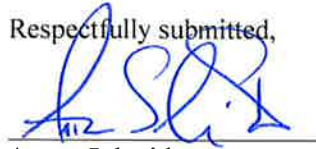
8. **ESTABLISH DATE FOR NEXT MEETING**

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Wednesday, February 5, 2020, and will begin at 8:00 pm in the Greenburgh Town Hall Auditorium.

9. **ADJOURNMENT**

The January 15, 2020 work session of the Town of Greenburgh Planning Board was adjourned at 10:40 pm.

Respectfully submitted,



Aaron Schmidt  
Deputy Commissioner,  
Department of Community Development and Conservation