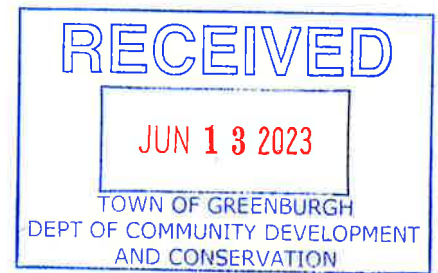




**TOWN OF GREENBURGH
PLANNING BOARD MINUTES
GREENBURGH – NEW YORK
Wednesday – May 17, 2023**



The Work Session of the Planning Board of the Town of Greenburgh began at 7:05 pm on Wednesday, May 17, 2023, and was held both in-person at Town Hall, located at 177 Hillside Avenue, Greenburgh, New York, and online via Zoom-enabled videoconference. It was also simulcast over cable television and the Town of Greenburgh website.

1. ROLL CALL & ANNOUNCEMENTS

Present: Chairperson Hugh Schwartz, Thomas Hay, Walter Simon (7:09 pm arrival), Kirit Desai, Johan Snaggs, and Mona Fraitag (Alternate Voting Member)

Absent: Michael Golden and Leslie Davis

Staff: Aaron Schmidt, Deputy Commissioner, CD&C
Matthew Britton, Planner, CD&C
Amanda Magana, Esq., Deputy Town Attorney

2. APPROVAL OF MINUTES

Chairperson Schwartz asked if there were any comments to the draft minutes of May 3, 2023. There were none. On a motion made by Mr. Snaggs and seconded by Ms. Fraitag, the Planning Board unanimously voted to approve the minutes of the May 3, 2023 work session, as written.

3. CORRESPONDENCE

a. Case No. PB 16-25 Teverbaugh Subdivision, *Woodlands Avenue North (P.O. White Plains, N.Y.) – 7th Preliminary Subdivision Extension Request*

Chairperson Schwartz noted that this is the 7th Preliminary Subdivision Approval extension request, and asked the Applicant's representative to explain the reason for so many extensions. Mr. Steven Anderson, P.E., of Gabriel E. Senor PC., representing the Applicant, reported that the Applicant is working with the Town's Water Department and Bureau of Engineering to obtain a will-serve letter for the water to the proposed house. Mr. Eliot Senor, P.E., of Gabriel E. Senor PC., representing the Applicant, added that the Westchester County Department of Health will not grant approval nor endorse the plat, without a will-serve letter. Chairperson Schwartz asked why it has taken so long to get to this point. Mr. Senor responded that there has been a lot of back and forth with the Town and the County, as the Town Engineer has changed several times over that period, which has set back the project. Mr. Schmidt stated that, should the Planning Board decide to grant an extension, staff would seek to coordinate with the Water Department and the Bureau of Engineering, in an attempt to help advance the project.

Ms. Magana asked how long of an extension is sought. Mr. Senor responded that he was told that the Water Department and Bureau of Engineering would be sitting down this week to review the water service, so a 90-day extension should be sufficient, though he noted that this schedule may change. Mr. Simon expressed uncertainty that the Applicant would be able to get the Health Department signoff within a 90-day window. Mr. Schmidt suggested that the Applicant report to the Town when it submits to the Health Department and report any revisions the Health Department requests. Chairperson Schwartz agreed and added that the Applicant should submit to the Health Department within 30 days to be considered for a future extension, if necessary. Mr. Snaggs felt that the Board should consider granting a 180-day extension so the Applicant has ample time to obtain what it needs from the Town and County Health Department. The Board agreed.

On a motion made by Mr. Desai and seconded by Ms. Fraitag, the Planning Board unanimously voted to grant a final 180-day *nunc pro tunc* retroactive extension of the Preliminary Subdivision approval, valid through October 8, 2023. The Applicant or its representative is required to provide monthly updates to the Deputy Commissioner Schmidt on the progress being made with the Town and Westchester County Department of Health.

b. Case No. PB 19-33 Brodsky, 2121 Saw Mill River Road (P.O. White Plains, N.Y.) – 4th Preliminary Subdivision Extension Request

Chairperson Schwartz noted that this is the 4th Preliminary Subdivision Approval extension request, and asked what the status of this project is. Mr. Schmidt reported that the Applicant has been coordinating with the Westchester County Department of Health on required testing, noting that the site is on septic which introduces additional requirements. Mr. Hay added that the regulations for septic systems have changed recently, to be more onerous. Chairperson Schwartz asked about the status of the soil testing. Mr. Eliot Senor, P.E., of Gabriel E. Senor PC., representing the Applicant, responded that the Health Department witnessed the soil testing for the new house, but then required testing of the septic system for the existing house, which was built in the 1700s. Chairperson Schwartz commented that the Applicant would likely not be able to obtain County Health Department signoff within 90 days. Mr. Senor agreed.

On a motion made by Mr. Simon and seconded by Mr. Desai, the Planning Board unanimously voted to grant a 180-day *nunc pro tunc* retroactive extension of the Preliminary Subdivision approval, valid through October 26, 2023.

c. Case No. PB 22-01 Ries, Beaver Hill Road (P.O. Elmsford, N.Y.) – 1st Preliminary Subdivision Extension Request

Chairperson Schwartz asked if the Applicant has already submitted to the Westchester County Department of Health. Mr. Schmidt confirmed that it has. Chairperson Schwartz felt that a 90-day extension would be sufficient. The Board agreed.

On a motion made by Mr. Simon and seconded by Mr. Snaggs, the Planning Board unanimously voted to grant 90-day *nunc pro tunc* retroactive extension of the Preliminary Subdivision approval, valid through July 31, 2023. The Applicant or its representative is also required to provide monthly updates to Mr. Schmidt on the progress being made with the Town and Westchester County Department of Health.

4. OLD BUSINESS

a. Case No. PB 22-10 Chao, Vacant Lots – Clayton Road (P.O. Scarsdale, N.Y.) – Preliminary Subdivision, Wetland/Watercourse Permit, and Tree Removal Permit

A work session to discuss the decision of a Preliminary Subdivision application involving the proposed re-subdivision of 3 existing tax lots (8.400-281-27, 30 & 31) in order to create one (1) flag lot, consisting of 89,841 sq. ft., for the purpose of constructing one (1) new single-family residence, with related improvements. A new curb cut would be provided off of Clayton Road to access the proposed building lot. The proposed driveway would cross over an existing watercourse, which is proposed to be piped as part of the project. A total of approximately 6,000 sq. ft. of watercourse and regulated watercourse buffer area are proposed to be disturbed in connection with the project, requiring a Wetland/Watercourse Permit from the Planning Board. The project requires approximately 850 cubic yards of excavation to carry out the project with 0 cubic yards of imported fill. The Applicant proposes the removal of seven (7) regulated trees, requiring a Tree Removal Permit from the Planning Board, and has prepared a landscaping plan providing for the planting of nine (9) trees, as replacement. The properties, in total, consist of approximately 89,841 sq. ft. (2.06 acres) and are situated on the east side of Clayton Road, approximately 450 feet north of the intersection of Clayton Road and Sheridan Road. The properties are located in the R-30 One-Family Residence District and are designated on the tax map of the Town of Greenburgh as Parcel ID: 8.400-281-27, 30 & 31.

Chairperson Schwartz noted that a draft decision had been circulated by staff and asked if there were any special conditions to be noted. Mr. Schmidt stated that there were none. Chairperson Schwartz asked if there were any questions or comments; there were none.

On a motion made by Mr. Snaggs and seconded by Mr. Hay, the Planning Board unanimously voted to approve the Preliminary Subdivision application.

b. Case No. PB 23-09 HVA Realty LLC, 499 & 535 Old Tarrytown Road (P.O. White Plains, N.Y.) – Preliminary Subdivision & Final Subdivision

A work session to discuss the decision of a Preliminary Subdivision and Final Subdivision application involving the proposed re-subdivision of two (2) existing lots associated with a land swap/ lot line shift in two (2) locations. Parcel ID 7.410-221-14 (Lot A – Volvo Service Center) would gain a 2,229 sq. ft. strip of land, which it currently utilizes for off-street parking. Parcel ID 7.410-221-15 (Lot B – New Castle Building Products) would gain a 2,240 sq. ft. strip of land from Lot A, in exchange for the portion given. Currently, Volvo's lot contains 85,310 sq. ft. and 85,299 sq. ft. is proposed. New Castle Building Products' lot currently contains 191,242 sq. ft. and 191,253 sq. ft. is proposed. The Subdivision, if approved, would place *existing* off-street parking spaces used by Lot A (Volvo) entirely on Volvo's property. Staff notes that this project received a prior Final Subdivision Approval (Case No. PB 17-33) and Area Variance Approval (ZBA 17-35), but the Final Subdivision Plat was never filed with Westchester County and, therefore, expired. No site work is proposed as part of this application. The properties in total consist of approximately 276,549 sq. ft. (6.35 acres) and are situated on the south side of Old Tarrytown Road. The properties are located in the LI Light Industrial District and are designated on the tax map of the Town of Greenburgh as Parcel ID: 7.410-221-14 & 15.

Chairperson Schwartz stated that this project would be handled a little differently than most Preliminary Subdivision applications, as the project involves a simple land swap with no site work. It also previously was approved by the Planning Board, though the plat was never filed. He stated that the Board would be considering decisions on both the Preliminary Subdivision and Final Subdivision applications this evening.

Mr. Schmidt stated that draft Preliminary Subdivision and Final Subdivision approvals had been prepared by staff and circulated to the Board. He noted there are no special conditions in either of the draft decisions. Chairperson Schwartz asked if there were any questions or comments; there were none.

On a motion made by Mr. Simon and seconded by Ms. Fraitag, the Planning Board unanimously voted to approve the Preliminary Subdivision application.

On a motion made by Ms. Fraitag and seconded by Mr. Hay, the Planning Board unanimously voted to waive the requirement for a public hearing on a Final Subdivision application.

On a motion made by Ms. Fraitag and seconded by Mr. Simon, the Planning Board unanimously voted to approve the Final Subdivision application.

c. Case No. PB 22-19 McGourty, 5 Hillcrest Avenue (P.O. Ardsley, N.Y.) – Preliminary Subdivision and Tree Removal Permit

A work session to discuss the decision of a Preliminary Subdivision application involving the proposed subdivision of one (1) lot with an existing one-family residence, into two (2) lots, for the purpose of constructing one (1) new single-family home on the newly proposed lot. The Applicant proposes for the new lot to front on Chestnut Street, a private roadway, which would be improved as part of this project. On April 20, 2023, the Zoning Board of Appeals granted one (1) area variance for lack of required street frontage on a public road or road built to Town standards. The Applicant proposes approximately 872 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES),

approximately 0 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and approximately 0 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES), requiring a Planning Board Steep Slope Permit. The Applicant proposes approximately 244 cubic yards of excavation and 0 cubic yards of imported fill. The Applicant proposes twelve (12) Cultec chambers to handle stormwater runoff created by new impervious surfaces. The Applicant proposes the removal of three (3) regulated trees, requiring a Tree Removal Permit from the Planning Board, and has prepared a landscaping plan providing for the planting of five (5) trees, as replacement. The property consists of approximately 20,000 sq. ft. (0.46 acres) and is situated on the southwest side of the intersection of Hillcrest Avenue and Chestnut Street. 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: 8.380-271-54.

Chairperson Schwartz noted that a draft decision had been circulated by staff and asked if there were any special conditions of note. Mr. Schmidt stated that condition 4.7 was included to guarantee access to a resident on Chestnut Street during the course of construction, and condition 7.2 was included to confirm that the stormwater system can handle a 50-year storm event, as represented by the Applicant. There were no additional questions or comments by the Board.

On a motion made by Mr. Snaggs and seconded by Mr. Desai, the Planning Board unanimously voted to approve the Preliminary Subdivision application.

d. Case No. PB 22-22 Saunders, 1 St. Mary's Place (P.O. White Plains, N.Y.) – Final Subdivision and Tree Removal Permit

A work session to discuss the decision of a Final Subdivision and Tree Removal Permit application involving the proposed subdivision of one (1) lot containing an existing one-family residence into two (2) lots, for the purpose of constructing a single-family home on the newly created lot. The existing on-site residence is to remain on proposed Lot 1. The Applicant proposes a new curb cut on Salem Road for access to proposed Lot 2. The Applicant proposes the removal of three (3) regulated trees, requiring a tree removal permit, and has prepared a landscaping plan in conformance with Chapter 260 of the Town Code. The property consists of approximately 33,558 sq. ft. (0.77 acres) and is situated on the northwest side of the intersection of St. Mary's Place and Salem Road. The property is located in an R-15 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.130-28-1.

Chairperson Schwartz asked if there were any changes to the plat following Preliminary Subdivision approval, and if there were any special conditions of note. Mr. Schmidt stated that there were none.

On a motion made by Ms. Fraitag and seconded by Mr. Simon, the Planning Board unanimously voted to waive the public hearing requirement for the Final Subdivision application.

On a motion made by Mr. Hay and seconded by Mr. Snaggs, the Planning Board unanimously voted to approve the Final Subdivision application.

On a motion made by Ms. Fraitag and seconded by Mr. Simon, the Planning Board unanimously voted to approve the Tree Removal Permit application.

5. PUBLIC HEARINGS AND PUBLIC DISCUSSION

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

a. Case No. PB 22-20 Elmwood Preserve, 850 Dobbs Ferry Road (P.O. White Plains, N.Y.) – Preliminary Subdivision, Planning Board Steep Slope Permit, Wetland/Watercourse Permit, and Tree Removal Permit

A continued public hearing (May 3, 2023) to discuss a Preliminary Subdivision, Planning Board Steep Slope Permit, Wetland/Watercourse Permit, and Tree Removal Permit application involving a proposed Conservation Subdivision development. In connection with an approved Zoning Map Amendment, a CD – Conservation District Overlay was applied to the site. Consistent with the Findings Statement adopted by the Town Board (TB 18-02), the Applicant proposes to subdivide and develop 113 single-family homes, while preserving 25.2 acres of open space. The easterly 14.2 acre parcel is proposed to be dedicated to the Town for use as an extension of East Rumbrook Park. The Applicant proposes two (2) new curb cuts on Dobbs Ferry Road, the easternmost of which is proposed to be full-movement, while the westernmost is proposed to be right-in and right-out only. The Applicant proposes approximately 476,854 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), approximately 152,501 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and approximately 85,653 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES). The project requires approximately 217,059 cubic yards of excavation and approximately 257,392 cubic yards of imported fill, requiring a Fill Permit from the Bureau of Engineering. The Applicant proposes to disturb approximately 49,832 sq. ft. of regulated Wetland/Watercourse Buffer Area. No direct disturbance to wetlands or watercourses is proposed. The Applicant proposes the removal of 721 trees, of which 333 are regulated trees, and has prepared preliminary landscaping plans which are under review by the Town Forestry Officer. The property is located in the R-20 and R-30 One-Family Residence Districts, with a CD – Conservation District Overlay, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.370-265-1, 8.370-265-2, 8.370-265-3 and 8.370-265-4.

On a motion made by Mr. Simon and seconded by Mr. Hay, the Planning Board unanimously voted to close the public hearing and to keep the written record open through June 14, 2023.

6. NEW BUSINESS

a. Case No. PB 22-12 Pan, Vacant Lot – Old Tarrytown Road (P.O. White Plains, N.Y.) – Planning Board Steep Slope Permit and Tree Removal Permit

A work session to discuss a Planning Board Steep Slope Permit and Tree Removal Permit application involving the proposed construction of a new single-family home, with related improvements. The Applicant proposes approximately 8,649 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), approximately 3,119 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and approximately 3,563 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES) in connection with proposed development of the lot. The project requires approximately 1,600 cubic yards of excavation and 0 cubic yards of imported fill. The Applicant proposes the installation of 12 Cul-tec stormwater management units and a dry swale along the proposed driveway leading to a proposed stormwater detention basin, to handle runoff from new impervious surfaces. The Applicant proposes the removal of 64 regulated trees, requiring a Tree Removal Permit, and has prepared a landscaping plan providing for the planting of 51 trees, as replacement. These materials are currently under review by the Town Forestry Officer. The property consists of approximately 50,287 sq. ft. (1.15 acres) and is situated on the northerly side of Old Tarrytown Road, approximately 200 feet from the intersection of Old Tarrytown Road and County Center Road. 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: 7.430-247-13.

Chairperson Schwartz provided a brief introduction of the project and Mr. Schmidt recalled that, approximately five years ago, there was a proposal to subdivide the lot into three (3) separate lots, though that project never advanced to a public hearing. Mr. Andy Cheung, P.E., of AC Engineering PLLC, representing the Applicant, provided a detailed presentation of the project, including a detailed review of each of the project plan sheets submitted.

Mr. Hay asked how stormwater runoff from the hammerhead in the proposed driveway would be captured. Mr. Cheung responded that the driveway is proposed to be pitched to channel stormwater runoff into a dry swale that would run along the length of the driveway, eventually flowing to a

proposed catch basin along Old Tarrytown Road. He reported that he spoke with the Bureau of Engineering and Department of Public Works on the proposed catch basin and tie-in to existing stormwater systems on County Center Road, and both departments indicated they were satisfied with the design as proposed.

Chairperson Schwartz asked if there was a drain proposed at the end of the driveway. Mr. Cheung responded that he was told that there could not be a drain in the Town right-of-way, so there is no drain proposed, though the driveway is pitched towards the proposed basin in the street. He explained that any runoff from the driveway into the street would flow into the proposed catch basin. Chairperson Schwartz noted that the driveway is very steep and if it is icy, potentially dangerous. He stated that a modification may be necessary. Mr. Cheung stated that the driveway flattens to a 4.6% grade in the right-of-way, down from 11%. He added that the grade is necessary due to the location of the driveway and the slope of the property, and that the proposed location was determined to be the least slope achievable. Chairperson Schwartz stated that the Board needs to know what comments, if any, the Fire District has concerning the driveway layout, from a fire access and firefighting perspective. Mr. Schmidt stated that staff would coordinate with the Applicant and the Fire District.

Mr. Simon asked if the retaining walls would be fenced and, noting the distance between the walls, observed that there is an opportunity for plantings between them. Mr. Cheung responded that the walls would have guard rails and fencing for safety purposes, and agreed that there is an opportunity for planting between the walls. Mr. Hay asked where the overhead electric wires are proposed to go, as he did not see them depicted on the plan. Mr. Cheung responded that they are proposed to go through the eastern side of the property, above where the sewer and water lines are proposed. Mr. Desai asked what the average grade of the driveway would be. Mr. Cheung walked the Board through the various grades of the driveway, ranging from 4.6% to 11%. Mr. Hay asked the Applicant to consider permeable pavers at the top of the driveway. Mr. Cheung responded that this would be considered.

Ms. Fraitag asked if lighting is proposed along the driveway. Mr. Cheung responded that there is none. Ms. Fraitag suggested the Applicant consider lighting due to the length, curvature, and grade of the proposed driveway. Mr. Hay asked if there are any sustainable energy elements to the proposed house. Mr. Cheung responded that there likely are, though the Architect for the house will be submitting separate plans. Mr. Schmidt suggested speaking with the Architect on these features so that more information could be provided to the Board. Mr. Simon noted on the landscaping plan that the proposed Red Oak trees likely would block the view of some of the proposed flowering trees, and suggested modifying the plan to make the flowering trees more visible from the house. Mr. Cheung stated that he would speak with the Applicant on this. Chairperson Schwartz scheduled the project for a continued work session at the June 7, 2023 meeting, suggesting to the Applicant that it coordinate with Staff and the Fire District, as well as the Traffic and Safety Division of the Police Department, prior to the next meeting. Mr. Schmidt stated that he would assist in coordinating.

- b. **Case No. TB 23-04/PB 23-07** Bocada Jeep Dealership, 380 Saw Mill River Road (P.O. Elmsford, N.Y.) – Town Board Amended Site Plan (Planning Board referral) and Tree Removal Permit; Planning Board Special Permit (New Motor Vehicle Sales), Planning Board Steep Slope Permit, and Planning Board Landscape Buffer Waivers

A work session to discuss a Town Board Amended Site Plan (Planning Board Referral), Planning Board Special Permit (New Motor Vehicle Sales), Planning Board Steep Slope Permit, and Town Board Tree Removal Permit application involving the proposed conversion of a vacant commercial space formerly occupied by Sportime USA, with a new automobile dealership (Bocada Jeep) and service center. The Applicant proposes to renovate the existing building on the property and make related parking lot improvements. The project involves approximately 73,979 sq. ft. of total disturbance to the site, including 1,430 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), 357 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and 1,258 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES). The project requires approximately 450 cubic

yards of excavation and approximately 925 cubic yards of imported fill, requiring a Fill Permit from the Bureau of Engineering. The Applicant proposes the removal of 23 regulated trees requiring a tree removal permit from the Town Board, and has prepared a related landscaping plan which is under review by the Town Forestry Officer. The project requires four (4) waivers from the Planning Board for landscape buffer areas to the north, south, east, and west of the property. The property consists of approximately 234,788 sq. ft. (5.39 acres) and is situated on the easterly side of Saw Mill River Road, across from the intersection of Saw Mill River Road and Fairview Park Drive. The property is located in the IB Intermediate Business District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.120-19-22.

Following Chairperson Schwartz's brief introduction of the project, Ms. Helen Mauch, Esq., of Mintzer Mauch PLLC, and Mr. Adam Thyberg, P.E., of Insite Engineering, representing the Applicant, provided a detailed presentation of the Applicant's proposal. Mr. Thyberg stated that there had been concern expressed by staff and the Town's traffic consultant for the project over how car-carrier trucks would enter and unload on-site, and indicated that the curb cuts are proposed to be slightly modified to facilitate trucks coming from the north and south. Mr. Hay asked where vehicles would be directed to on-site to be serviced. Mr. Thyberg responded that cars would be directed to the southern side of the building in a designated area.

Mr. Thyberg identified that ADA spaces and accessibility measures are proposed and a stormwater system that would capture and treat all stormwater runoff from the site is to be included. He added that the stormwater system is designed to the NY State standard of a 100-year storm event. Chairperson Schwartz asked if the system would also slow the rate of runoff leaving the site. Mr. Thyberg confirmed that it would, and noted that there is a proposed reduction in impervious surface coverage as part of the project. Mr. Desai asked if the property has enough parking spaces to accommodate the proposed use. Mr. Thyberg responded that it does, and indicated that there are several areas designated for vehicle storage, as well.

Mr. Simon noted that many of the car manufacturers are committed to going all-electric in the future, and felt that as a seller of those vehicles, there is an opportunity to support that via inclusion of solar panels, battery energy storage systems, or other sustainable components. Mr. Thyberg responded that battery storage may not be feasible due to the amount of regulations, and solar may not be possible due to the shape of the roof, though he noted that the Applicant is proposing electric vehicle charging stations for customers. Chairperson Schwartz suggested the Applicant look into alternate energy possibilities. Mr. Thyberg stated that the project team would look into it.

Mr. Desai requested the Applicant review the landscaping and buffer requirements. Ms. Mauch responded that there are two (2) separate landscape buffer requirements within the Code. She explained that the requirement under the special permit criteria is for a five-foot evergreen buffer around the vehicle storage area, which is included in the plans. The second is a general requirement for commercial buildings, to have a ten-foot landscaped buffer on all sides, though that may be waived by the Planning Board, which the Applicant is requesting in this instance. Ms. Mauch indicated that the southern and eastern boundaries are already heavily wooded. Mr. Simon felt that the buffer is not an issue. Mr. Desai asked if the Applicant would be cleaning the stream and surrounding wooded area. Mr. Schmidt stated that at a site visit, the Applicant was requested to consider cleaning up the watercourse and surrounding area. He added that, while the northerly side of the property contains some trees, the majority are storm damaged, in poor condition, and/or are invasive species, and requested the Applicant explore removing these trees and planting native vegetation. Mr. Thyberg stated that the majority of those trees are on or very close to the property line, and the neighbor has expressed no interest in removing those trees. Mr. Schmidt suggested that the project team revisit this matter.

Mr. William Slater, of Kimley-Horn, the Town's traffic consultant for this project, suggested the Applicant extend the existing sidewalk north across the signalized driveway and across its entire

frontage. Mr. Thyberg stated that the Applicant is working through the details with the NYSDOT and would be beholden to what they permit. He added that the Applicant is committed to doing what improvements are deemed necessary.

On a motion made by Mr. Snaggs and seconded by Mr. Hay, the Planning Board unanimously voted to issue a positive recommendation to the Town Board on the Amended Site Plan application referral.

Chairperson Schwartz scheduled the project for a public hearing with the Planning Board, as part of the Special Permit and Steep Slope Permit, on June 7, 2023.

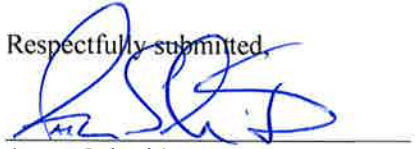
7. **ESTABLISH DATE FOR NEXT MEETING**

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Wednesday, June 7, 2023, and will begin at 7:00 pm.

8. **ADJOURNMENT**

The May 17, 2023 work session of the Town of Greenburgh Planning Board was adjourned at 9:12 pm.

Respectfully submitted,



Aaron Schmidt
Deputy Commissioner,
Department of Community Development and Conservation