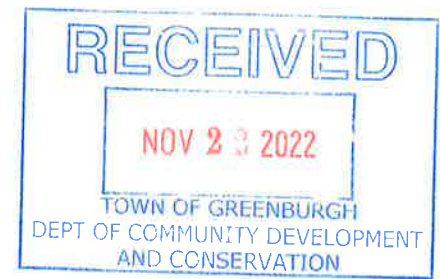




**TOWN OF GREENBURGH
PLANNING BOARD MINUTES
GREENBURGH – NEW YORK
Wednesday – November 2, 2022**



The Work Session of the Planning Board of the Town of Greenburgh began at 7:01 pm on Wednesday, November 2, 2022, and was held both in-person at Town Hall, located at 177 Hillside Avenue, Greenburgh, New York, and online via Zoom-enabled videoconference. It further was simulcast over cable television and the Town of Greenburgh website.

1. ROLL CALL & ANNOUNCEMENTS

Present: Chairperson Hugh Schwartz, Thomas Hay, Walter Simon, Michael Golden, Johan Snaggs, Mona Fraitag, Kirit Desai

Absent: Leslie Davis (Alternate Member)

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 on the draft minutes of October 19, 2022. Mr. Simon had a minor correction in the sixth line of the third paragraph of page 5, moving the word “from” to after the word “glycol”. Mr. Schmidt stated this change would be made. On a motion made by Mr. Hay and seconded by Ms. Fraitag, the Planning Board unanimously voted to approve the minutes of the October 19, 2022 work session, as amended.

3. CORRESPONDENCE

a. Case No. PB 20-16 Captain Lawrence, 444 Saw Mill River Road (P.O. Elmsford, N.Y.) – Amended Site Plan Approval Amendment Request

Mr. Schmidt reported that the approved plan for this application contained a speed table at the entrance to the parking lot, at the request of a Board member, due to concerns with vehicles potentially speeding into and out of the parking lot. He advised that, at the request of the project engineer, staff and the project team met at the property to review site conditions, as he believed the speed table is not necessary for traffic calming purposes. Mr. Schmidt stated that he and Sgt. Reckson visited the newly constructed parking area, which slopes up at an incline when entering from Clearbrook Road and also has an immediate sharp turn. They agreed with the project engineer that a speed table, for purposes of traffic calming, is not warranted, since the aforementioned site conditions serve the purpose. He stated that, if the Board agrees, the as-built site plan will include the modification and would be filed with the Department of Community Development and Conservation and the Building Department. He added that, if approved, the applicant would be willing to require its employees to park in the head-on parking spaces at the front of the parking lot, during larger events, so those spaces are occupied for longer periods of time.

Mr. Simon asked what the downside of keeping the speed table would be. Chairperson Schwartz responded that it would interfere with snow plowing, vehicles could bottom out with it located at the top of a slope, and vehicles entering the lot could stop abruptly potentially causing rear-end collisions. Mr. Schmidt noted that the design and location of the speed table also would have to be reviewed, as it may not conform to the Highway Design Manual.

On a motion made by Mr. Hay and seconded by Mr. Golden, the Planning Board unanimously voted to amend the approved site plan to remove the speed table, with a requirement that the as-built site

plan be filed with the Department of Community Development and Conservation and the Building Department.

4. **OLD BUSINESS**

a. **Case No. PB 22-01** Ries, *Beaver Hill Road, (P.O. Elmsford, N.Y.) – Preliminary Subdivision*

A work session to discuss the decision of a preliminary subdivision application involving the proposed resubdivision of 9 existing tax lots (7.190-68-3, 4, 5, 6, 7, 8, 9, 10 & 11). Tax lot 7.190-68-3, an undeveloped, approximately 57-foot wide by 550-foot long parcel of land situated to the rear of the developed lots known as 32, 34, 36, 38, 40, 42, 44, 48 & 50 Beaver Hill Road, which had been foreclosed by the Town in the 1950s. In 2018, the property was auctioned off by the Town to a private party, who later submitted preliminary applications with the intent to develop said parcel. A preliminary injunction was issued by the State Supreme Court in 2019 prohibiting the new owner and Town from taking further action in pursuit of a building permit. A settlement was later reached whereby neighbors to the property, and the Town, purchased the property back and, in return, the neighbors agreed to seek a subdivision to resubdivide the vacant parcel and add land area to their current, developed properties. It is noted that the undeveloped parcel presently contains many encroachments from said Beaver Hill Road properties. The applicants seek to resubdivide the subject lots in order to provide additional land area to each of the Beaver Hill Road properties, thus reducing the overall size of the undeveloped parcel. The properties, in total, consist of approximately 79,994 sq. ft. (1.84 acres) and are situated on the south side of Beaver Hill Road between Eastward Place and Catskill Place. The properties are located in the R-5 One-Family Residence District and are designated on the tax map of the Town of Greenburgh as Parcel ID: 7.190-68-3, 4, 5, 6, 7, 8, 9, 10 & 11.

Chairperson Schwartz recalled that this application relates to the settlement of a lawsuit and asked if there are any special conditions in the draft decision. Mr. Schmidt responded that there are three site specific requirements (conditions 4.1, 4.2, and 4.3), which the Board is familiar with. Mr. Desai asked what will happen to the lot the Town owns. Mr. Schmidt responded that this lot contains underground utilities, which will be maintained by the Town.

On a motion made by Mr. Snaggs and seconded by Mr. Simon, the Planning Board unanimously voted to approve the preliminary subdivision application.

b. **Case No. PB 21-27** Renard Self Storage, *42-44 Hayes Street (P.O. Elmsford, N.Y.) – Site Plan*

A work session to discuss the decision of a site plan application involving the proposed construction of an approximately 148,750 sq. ft., five (5) story self-storage facility on a property that spans both the Village of Elmsford and the Town of Greenburgh. An existing on-site building would be demolished. The portion of the site situated within the Village consists of approximately 25,350 sq. ft., while the portion of the site situated within the Town consists of approximately 19,650 sq. ft. The project, as proposed, requires several area variances from the Zoning Board of Appeals, as outlined in a memorandum issued by the former Town of Greenburgh Acting Building Inspector, Robert Dam, dated March 24, 2022. On October 20, 2022, the Zoning Board of Appeals granted ten (10) required area variances associated with the project. A total of fourteen (14) off-street parking spaces and two (2) loading spaces, are proposed. On August 8, 2022, the Village of Elmsford Board of Trustees, as Lead Agency and as part of a coordinated review under SEQRA, adopted a Negative Declaration of Significance in connection with the proposed action. The properties are situated on the northerly side of Haven Street, between Hayes Street and Nepperhan Avenue. The property within the Town is located in the LI – Light Industrial District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.180-57-1..L5.

Chairperson Schwartz stated that the applicant received all of the area variances it needed from the Town in connection with this project, and asked if Mr. Schmidt had anything to bring up to the Board members at this time. Mr. Schmidt informed the Board that, in addition to the area variances received from the Town, the applicant received two (2) area variances from the Village of Elmsford.

Additionally, he advised that the Village of Elmsford Board of Trustees issued a negative declaration under SEQRA and has granted site plan approval.

Mr. Schmidt stated that, this evening, the Town's Planning Board is considering a site plan application and landscape waiver requests. He added that the waiver requests for the landscape buffers have been modified from the initial draft decision to request a waiver of five feet (5') in the rear yard and two and one-half feet (2.5') in each side yard. Mr. Desai asked if the applicant has provided a landscaping plan. Mr. Schmidt responded that the rear and side yard areas would consist primarily of lawn, though the applicant is willing to work with the Town to add some shrubbery and perhaps a small tree or two. He noted that it is difficult to plant in the area due to the site being situated within a floodplain.

On a motion made by Mr. Desai and seconded by Mr. Snaggs, the Planning Board, with six (6) in favor and with one (1) abstention, voted to approve the site plan application, as amended. Mr. Simon abstained, opining that the building has too much bulk, though it does meet Code.

On a motion made by Mr. Golden and seconded by Mr. Hay, the Planning Board, with six (6) in favor and with one (1) abstention, voted to grant the requested landscape buffer waivers, from ten (10) feet required to five feet (5') in the rear yard and seven and one-half feet (7.5') in both side yards. Mr. Simon abstained.

c. **Case No. PB 22-05** Secor Woods, *Vacant Lots – Secor Road (P.O. Hartsdale, N.Y.) – Preliminary Subdivision and Tree Removal Permit*

A continuation of a work session (July 20, 2022) to discuss a preliminary subdivision application involving the proposed resubdivision of four (4) existing lots into four (4) building lots and one (1) lot for a proposed roadway, built to Town standards. One (1) of the existing lots currently is occupied by a commercial building, proposed to be removed. The remaining three (3) lots are vacant. The applicant proposes the construction of four (4) new single-family homes, with related improvements. The applicant proposes a total of 20 Cultec 330 XLHD stormwater detention units, spread across the four (4) lots proposed to be improved with one-family residences, to handle stormwater runoff created by new impervious surfaces. The applicant proposes three (3) drywells to handle stormwater runoff created from the newly proposed roadway. The project requires approximately 500 cubic yards of excavation and 0 cubic yards of imported fill. The applicant proposes the removal of approximately 30 regulated trees, requiring tree removal permit approval from the Planning Board, and has prepared a landscaping plan which provides for the planting of twenty-six (26) new trees, as replacement. The subject properties consist of approximately 46,600 sq. ft. and are situated on the southerly side of Secor Road, midway between the intersection of Secor Road and Ivy Place and the intersection of Secor Road and Eastway. The properties are situated in the R-7.5 One-Family Residence District, and are designated on the tax map of the Town as Parcel ID: 8.170-103-6, 7, 8, and 9.

Chairperson Schwartz stated that this project previously was discussed in work session and asked Mr. Schmidt to outline what issues had been raised at that time. Mr. Schmidt stated that questions were raised about the location of snow storage, for which an area has now been identified on the revised plans submitted. He stated that the applicant was requested to include some permeable surfaces as part of the project, to which the applicant has included permeable pavers within portions of each of the proposed driveways. Mr. Schmidt added that the fire hydrant has been re-located at the request of the Fire District. Mr. Hay asked what landscaping is proposed in connection with the project. Mr. Schmidt responded that the applicant provided a preliminary landscaping plan, which is undergoing a redesign and will have it more fully developed heading into a public hearing.

Mr. Emilio Escaladas, P.E., R.A., of Escaladas Associates, representing the applicant, provided a detailed presentation of the project. Mr. Golden asked if the entirety of the driveways could be permeable pavers. Mr. Escaladas responded that permeable pavers are an uneven surface, and are liable to be damaged by snow plows. Mr. Desai noted that Town Hall has permeable pavers for some

of its parking spaces. Mr. Escaladas stated that those pavers only receive the front or rear wheels of cars and are not under constant movement of vehicles and weight of parking like in a driveway. Mr. Schmidt asked to what level the drainage systems for the individual lots has been designed for. Mr. Escaladas responded that they have been designed to handle a greater than 100-year storm event. Mr. Schmidt asked if the stormwater management systems were reduced in size after the inclusion of permeable pavers. Mr. Escaladas responded that they were not reduced. Mr. Schmidt stated that he would review the stormwater calculations with the Bureau of Engineering to verify the capacity of the stormwater management systems.

Mr. Simon suggested including a sign adjacent to the snow storage area alerting plows where to push the snow. Mr. Schmidt asked if the snow storage area would have a grass surface or some other surface. Mr. Escaladas responded that the area would have a natural grass surface, and he could add signage to the plans. Mr. Simon noted that a water line appears to be connected to an adjacent lot, and asked if there is an easement in place. Mr. Escaladas responded that that is an existing water line. Mr. Simon requested clarification on some diagrams on plan sheet S-5. Mr. Escaladas stated that the stormwater system works via gravity, but if there is an excessive amount of stormwater, the water level will rise within the unit and exit via an overflow pipe to the street.

Mr. Desai asked if people would be permitted to park along the newly proposed street. Chairperson Schwartz noted that it could be an issue for fire apparatus if on-street parking is unrestricted. Mr. Schmidt recalled a similar project where parking was restricted to one side of the street, and suggested that parking be permitted on the far side of the street from the homes, and restricted on the near side. Ms. Freitag asked if the applicant would be responsible for providing street lights. Mr. Schmidt responded that it would be.

Chairperson Schwartz scheduled the project for a public hearing on November 16, 2022. Mr. Schmidt stated that staff would provide the notice, signage, and instructions to the applicant.

5. **NEW BUSINESS**

a. **Case No. PB 22-06** Venuti, 1 Amanda Court (P.O. White Plains, N.Y.) – Planning Board Wetland/Watercourse Permit

A work session to discuss a Planning Board wetland/watercourse permit application involving the proposed construction of an above-ground pool and deck addition, with related improvements. The wetland, watercourse and wetland/watercourse buffer area on the applicant's property consists of approximately 40,510 sq. ft., and the applicant is proposing approximately 11 sq. ft. of disturbance within the regulated buffer area. No direct disturbance to the wetland or watercourse is proposed. The above-ground pool is proposed to be located on flat lawn area, terraced above the pond. The applicant proposes approximately 1.62 cubic yards of excavation, to install the deck support posts. The subject property consists of approx. 40,510 sq. ft. (0.93 acres), and is situated on the northerly side of Amanda Court, at the intersection of Amanda Court and Worthington Road. The property is situated in the R-20 One-Family Residence District, and is designated on the tax map of the Town as Parcel ID: 7.450-258-26.5.

Mr. Britton provided a detailed presentation of the project, which involves the proposed construction of a deck addition with above-ground pool, on an existing one-family residential lot. Mr. Britton reported that the wetland/watercourse area is located on-site and is approximately 10 feet away from the area of proposed work, which is situated on a level, terraced area above the pond. The project received a positive recommendation from the Conservation Advisory Council. He requested that the Planning Board, in accordance with Section 280-8B(1) of the Town Code, consider waiving referral of this application to the Board, and permit the Town Wetlands Inspector to issue a decision on the Minor Project Permit. Board members had no comments and agreed the project should be turned over to the Town Wetlands Inspector.

On a motion made by Mr. Hay and seconded by Ms. Fraitag, the Planning Board, in accordance with Section 280-8B(1) of the Town Code, unanimously voted to waive referral of this application to the Planning Board and to permit the Town Wetlands Inspector to issue a decision on the Minor Project Permit.

b. **Case No. PB 22-23** United Refrigeration, 420 Saw Mill River Road (P.O. Elmsford, N.Y.) – Amended Site Plan (Pre-Submission Conference)

A pre-submission conference to discuss a potential future amended site plan application involving an expansion of an existing 1-story warehouse building. The applicant proposes to construct a 2nd and 3rd story to the building which would result in a three (3) story, 73 feet high, 120,755 sq. ft. warehouse facility. The applicant has indicated that four (4) area variances likely will be required: (1) off-street parking from 121 spaces (required) to 89 spaces (proposed); (2) maximum building height from 25 feet (permitted) to 73 feet (proposed); (3) maximum stories from 2 (permitted) to 3 (proposed); and (4) maximum building coverage from 30% (permitted) to 37% (proposed). The applicant has prepared plans providing for the land-banking of 55 parking spaces on the first floor of the facility, and will provide 34 outdoor parking spots with one (1) loading dock. The property consists of approximately 108,464 sq. ft. (2.49 acres) and is situated on the east side of Saw Mill River Road, approximately 300 feet from the intersection of Saw Mill River Road and Hunter Lane. 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: 7.120-19-21.

Chairperson Schwartz stated that this application is being discussed as part of a pre-submission conference, and, if formally submitted, will require area variances. Ms. Janet Giris, Esq., of DelBello Donnellan Weingarten Wise & Wiederkehr, LLP, representing the applicant, provided a detailed presentation of the project. Mr. Golden opined that the most significant variance would be the height of the building, and felt renderings were needed in order to properly evaluate the proposal. He added that the Board should visit the site. Mr. Jeffrey Jordan, R.A., of Jeffrey Jordan Architecture, representing the applicant, presented a rendering of the proposed building modifications, and stated that the applicant proposes to include tall evergreens for screening along the northerly property line. Mr. Schmidt clarified that the existing vegetation is mainly invasive and in poor condition, so it makes sense to eliminate and plant native, healthy vegetation.

Chairperson Schwartz observed that the neighboring commercial building appears to be almost the same height as the proposed building. Mr. Jordan stated that this was correct, as there is a steep decline from the adjacent site to the subject property. Chairperson Schwartz suggested the applicant provide a topographical drawing to help the Board understand the proposed building height relative to other building heights in the area. Mr. Schmidt suggested a cross-section drawing as well. Mr. Jordan responded that such drawings can be provided as part of a formal submission. Chairperson Schwartz asked how access to the upper floors would be provided. Mr. Jordan stated that there would be a freight elevator in the center of the building that could accommodate a fork lift, and there are stairwells along the north and south sides of the building.

Mr. Simon stated that he was happy to see that the company plans to expand within the Town, and asked what types of sustainable energy is planned to be included in the project. Mr. Snaggs stated that his initial concern related to the proposed height of the building, but looking at neighboring buildings, he feels that the height would not be such an issue. Mr. Desai requested to see how the building would work if the land banked parking were to be built out. Mr. Schmidt stated that he would work with the applicant to have this addressed as part of a formal submission. Mr. Desai asked how traffic would be affected if the additional parking spaces were built. Mr. Schmidt stated that traffic impacts would be reviewed if there were a change in use. Mr. Schmidt requested information on the status of the on-site stormwater management system be included in any formal application.

Chairperson Schwartz stated that the application would qualify as a Type I action under SEQRA, and he felt that the Zoning Board of Appeals (ZBA) should likely be the lead agency. He stated that the

Board will conduct small group site visits to better understand the topography of the site. Ms. Giris stated that she will take the Board's comments back to the applicant ahead of a formal submission.

- c. **Case No. PB 22-24** Hart Hills Hospitality, 45 North Washington Avenue (P.O. Hartsdale, N.Y.) – Site Plan, Planning Board Steep Slope Permit, and Tree Removal Permit (Pre-Submission Conference)

A pre-submission conference to discuss a potential future site plan, Planning Board steep slope permit, and tree removal permit application involving the demolition of an existing, two-story frame residence, garage, and related improvements, and the construction of a new, two-story, 8-unit multifamily apartment building, together with sixteen (16) off-street parking spaces, a 1,500 sq. ft. open space area, and related improvements. The applicant has indicated that five (5) area variances likely will be required: (1) minimum lot area: 24,000 sq. ft. (required) to 22,912 sq. ft. (proposed); (2) maximum building coverage: 18.3% (permitted) to 26.16% (proposed); (3) minimum front yard setback: 40 ft. (required) to 30.5 ft. (proposed); (4) minimum side yard setback: 40 ft. (required) to 37 ft. (proposed); and (5) minimum rear yard setback: 40 ft. (required) to 10 ft. (proposed). The property consists of approximately 27,378 sq. ft. (.63 acres) and is situated on the westerly side of North Washington Avenue, approximately 150 feet southwest of the intersection of Elmwood Road and North Washington Avenue. The property is located in the M-14 Multifamily Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.250-183-3.

Chairperson Schwartz stated that the existing house on the subject property is proposed to be demolished to construct a new multi-family residence. He added that the property is surrounded on almost all sides by other apartment buildings, except for a single-family house to the southwest. The applicant's representatives, Mr. David Steinmetz, Esq., of Zarin and Steinmetz, Mr. Ray Beeler, R.A., of Gallin Beeler Design Studio, PLLC, Mr. Frank Spataro, and Ms. Diana Gomez, of Catizone Engineering, P.C., provided a detailed presentation of the project. Chairperson Schwartz noted that there are several rock outcroppings on the site and asked if borings have been performed or if the applicant knew how much excavation would be necessary. Mr. Daberto Henriquez, the applicant, responded that he plans to have borings performed on the site and percolation testing at the proposed stormwater management locations. He stated that he was not sure if a seismic refraction test would be necessary. Chairperson Schwartz expressed concern for the surrounding properties if blasting were to be necessary. Mr. Hay requested more information about the percolation in the areas of the stormwater management system and opined that the system seemed small for a building of the proposed size. Mr. Pietro Catizone, P.E., of Catizone Engineering, P.C., representing the applicant, stated that percolation testing would be performed and the design of the stormwater management system would be finalized at a later date.

Mr. Hay requested cross-sections showing what the layout of the property is now and what it would be in the proposed condition. Mr. Steinmetz replied that this could be provided. Ms. Freitag stated that she was happy to see EV charging stations provided and asked if guest parking was going to be made available. Mr. Steinmetz opined that the requirement of two spaces per apartment, which the applicant intends to provide, is high relative to other municipalities. Mr. Beeler stated that it was a challenge to provide even the 16 off-street parking spaces required by Code, and providing additional parking for guests would be difficult. Chairperson Schwartz noted that many people with two and three bedroom apartments also have two cars, and the applicant should look into providing guest parking, perhaps with permeable pavers. Mr. Steinmetz stated that the applicant would look into it. Mr. Simon requested the applicant look further into sustainable energy opportunities. He observed that some of the required area variances could likely be eliminated if the unit count were reduced to six. He requested that, as part of a formal submittal, a diagram of a six-unit layout be provided. Mr. Henriquez stated that if the apartment count were reduced, he would not be able to progress with the project due to the costs. Mr. Simon stated he understood, though he nevertheless would like to see a 6-unit layout provided.

Mr. Desai requested the applicant consider using permeable material in the parking area and consider sustainable energy solutions. He asked if the applicant would propose a sidewalk along the site's frontage. Mr. Schmidt informed the Board that the Town will be constructing a sidewalk along the site's frontage. Mr. Golden requested the applicant consider placing the parking underneath the building, and turning the building 90 degrees. Mr. Beeler responded that doing so would require an additional story. He further noted that the applicant has looked into a rotated building, but felt there were too many downsides compared to the proposed plan. He added that he has not studied a specific alternative for parking underneath the building. Mr. Spataro noted that, as proposed, the project would require chipping into approximately eight feet of rock, and adding underneath parking would require another ten feet of rock chipping, or a taller building. Mr. Steinmetz stated that the applicant would look into this alternative.

Chairperson Schwartz asked how a garbage truck would reach the proposed dumpster area. Mr. Spataro responded that the truck would pull in and a person would roll out the dumpster to meet it. He added that the applicant has had meetings with carting companies on the feasibility of the design. Mr. Schmidt asked about a loading space for the property. Mr. Spataro responded that there is not a designated loading space on the plans, and a truck would have to park diagonally across multiple parking spaces. Mr. Schmidt suggested the applicant look further into how it might be able to accommodate the one (1) required loading space per Code. Chairperson Schwartz thanked the applicant for its presentation and looked forward to its formal application.

6. **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 21-32** Midway Shopping Center, 913-999 Central Park Avenue South, (P.O. Scarsdale, N.Y.) – Amended Site Plan, Special Permit, and Planning Board Shared Parking Reduction Request
A continued work session (February 2, 2022 and March 2, 2022) to discuss a Planning Board amended site plan application, special permit (Tier 2 Battery Energy Storage System) application, and a Planning Board shared parking reduction request involving the proposed installation of two Tesla Megapacks of 16 units each, for a total system capacity of 5,798.4 kWh. The installation is proposed to occupy a footprint of approximately 766 sq. ft. and will be 98 feet from the nearest property line, where 100 feet is required and 50 feet is allowable via a waiver from the Planning Board, and 41 feet from the nearest building, where 100 feet is required and 10 feet is allowable via a waiver from the Planning Board. The applicant proposes the removal of one (1) regulated tree from the subject property, requiring a tree removal permit from the Planning Board. The applicant is in the process of preparing a landscape restoration plan. The project involves the removal of three (3) existing off-street parking spaces, necessitating a shared parking reduction from the Planning Board (1,147 existing; 1,150 previously approved; 1,144 proposed), pursuant to § 285-38D(5) of the zoning ordinance. The property consists of 14.1 acres (612,976 sq. ft.), is located in the CA Central Avenue Mixed-Use Impact District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.530-363-2.

On a motion made by Mr. Simon and seconded by Mr. Snaggs, the Planning Board unanimously voted to close the public hearing and to keep the written record open through November 16, 2022.

- b. **Case No. PB 21-33** Greenville Shopping Center, 799-855 Central Park Avenue South, (P.O. Scarsdale, N.Y.) – Amended Site Plan, Special Permit, and Planning Board Shared Parking Reduction Request
A continued work session (February 2, 2022 and March 2, 2022) to discuss a Planning Board amended site plan and special permit (Tier 2 Battery Energy Storage System) application involving the proposed installation of two Tesla Megapacks of 16 units each, for a total system capacity of 5,798.4 kWh. The installation is proposed to occupy a footprint of approximately 766 sq. ft. and will

be 70 feet from the nearest property line, where 100 feet is required and 50 feet is allowable via a waiver from the Planning Board, and 72 feet from the nearest building, where 100 feet is required and 10 feet is allowable via a waiver from the Planning Board. The project involves the removal of six (6) existing off-street parking spaces, necessitating a shared parking reduction of three (3) spaces from the Planning Board (486 required; 489 existing; 483 proposed), pursuant to § 285-38D(5) of the zoning ordinance. The property consists of 7.05 acres (306,967 sq. ft.), is located in the CA Central Avenue Mixed-Use Impact District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.460-328-1.

On a motion made by Mr. Simon and seconded by Mr. Snaggs, the Planning Board unanimously voted to close the public hearing and to keep the written record open through November 16, 2022.

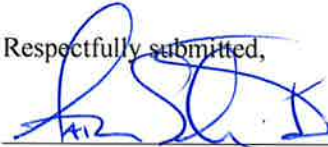
7. ESTABLISH DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Wednesday, November 16, 2022, and will begin at 7:00 pm.

8. ADJOURNMENT

The November 2, 2022 work session of the Town of Greenburgh Planning Board was adjourned at 9:55 pm.

Respectfully submitted,



Aaron Schmidt
Deputy Commissioner,
Department of Community Development and Conservation