



TOWN of GREENBURGH

Community Development & Conservation

Paul Feiner
Supervisor

Garrett Duquesne, AICP
Commissioner
Aaron Schmidt
Deputy Commissioner

MEMORANDUM

R. Dam, Acting Building Inspector
J. Meehan, P.E., Interim Town Engineer
TO: D. Fried, Esq., 1st Deputy Town Attorney ✓
Chief G. Spedaliere, Greenville Fire District
Sgt. N. Reckson, Police Department (email)
FROM: Matt Britton, Planner MB

5th Application Review Request
RE: Case No. PB 17-36 Old Colony Road (Zappico) Subdivision – Vacant Lots 11 & 12, Old Colony Road, P.O. Hartsdale, N.Y. (Preliminary Subdivision, Planning Board Steep Slope, Wetland/Watercourse & Tree Removal Permits)
Parcel ID: 8.360-259-11 & 12

DATE: April 11, 2022

Please review the attached submission received on April 7, 2022, and **respond to the Planning Office of the Department of Community Development and Conservation with your comments**, so that they can be forwarded to the applicant and/or Planning Board.

Proposal

A Planning Board preliminary subdivision, steep slope permit, wetland/watercourse permit, and tree removal permit application for a proposal consisting of the subdivision of two (2) existing tax lots, in order to create four (4) zoning compliant lots, for the purposes of constructing four (4) single family residences. Proposed Lot 1 would consist of 58,372 sq. ft. Proposed Lot 2 would consist of 23,753 sq. ft. Proposed Lot 3 would consist of 17,012 sq. ft., and proposed Lot 4 would consist of 14,973 sq. ft. The applicant proposes 20,193 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 9,058 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES) and 26,002.5 sq. ft. of disturbance on 35%+ slopes (EXCESSIVELY STEEP SLOPES). The applicant proposes to disturb approximately 641 sq. ft. of the 1,236 sq. ft. of regulated watercourse area on the subject property, associated with the proposed piping of the watercourse (stormwater drainage channel), and approximately 29,743 sq. ft. of the 46,235 sq. ft. of regulated watercourse buffer area on the subject property. The applicant proposes the removal of seventy (70) regulated trees, requiring a tree removal permit from the Planning Board. The property consists of approximately 114,110 sq. ft. and is situated on the south side of Old Colony Road, opposite the intersection of Old Colony Road and Midvale Road. The property is located in the R-10 One-Family Residence District, and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.360-259-11 & 12.

This application has been through several iterations, and the current proposal features various drainage improvements to the site, after consultation with Town staff and Metro North.

Comments can be delivered or emailed to Matt Britton: mbritton@greenburghny.com. If you have any questions about the submissions, please call 914-989-1530.

MB:
Attachment

If you have no comments, please check in box below, initial and date, and return to the Department of Community Development and Conservation.

MB
Date: 4-12-22

In light of applicant's comment that it doesn't see any feasible way of working with Metro North, please check w/ engineering, Brian Simmons, Aaron, & Building for all correspondence & mark they & you have with Metro North on this project. Please forward all to me