



TOWN OF GREENBURGH
ZONING BOARD OF APPEALS Meeting Results
Thursday, September 17, 2026

The Meeting of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on September 17, 2026, in Greenburgh Town Hall and online via Zoom. Chairperson Bunting-Smith called the meeting to order at 7:07 P.M.

Members Present: Chairperson Eve Bunting-Smith, William Bland, Peter Blier, Howard Jacobowitz (Alternate Voting Member), Diane Ueberle

Absent: Kristi Knecht, Shauna Denkensohn, Louis Chrichlow

Staff: Garrett Duquesnu, Commissioner Department of Community Development and Conservation
Ed Lieberman Esq., Deputy Town Attorney
Elizabeth Gerrity, Assistant Building Inspector
Jais Skaria, Building Plans Examiner
Cathleen Lockwood, Secretary to the Zoning Board of Appeals

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TOWN OF GREENBURGH
2026 SEP 23 A 9:09

1. Case No. ZBA 25-36: 1 Lawrence Ardsley, LLC, 1 Lawrence Street (P.O. Ardsley, NY 10502) – Special Use Permit

Applicant is requesting a special use permit from Section 285-33A(2)(b) of the Zoning Ordinance for the proposed outdoor storage of scaffolding materials on a vacant lot. The property is located in the GI - General Industrial District and is designated on the Town Tax Map as parcel ID: 8.370-265-1,2,3,4

CASE 25-36 WAS ADJOURNED BY THE BOARD FOR ALL PURPOSES TO THE NOVEMBER 19, 2026, MEETING - AWAITING SEQRA DETERMINATION BY THE TOWN BOARD

2. Case No. ZBA 26-13: Gul Goknar-Turkmenoglu, 14 Hearthstone Circle (P.O. Scarsdale, NY 10583) – Area Variance

Applicant is requesting an area variance from section 285-11B(3)(d) of the Zoning Ordinance to increase the maximum impervious surface coverage from 25% (permitted) to 26.43% (proposed), for the replacement of an in-ground swimming pool, patio and equipment on the subject property. The property is located in the R-30 One Family Residence District and is designated on the Town Tax Map as parcel ID: 8.390-276-14

CASE 26-13 ON A MOTION BY MS. UEBERLE, SECONDED BY MR. BLIER, THE BOARD VOTED TO GRANT THE REQUESTED VARIANCES. VOTING WAS AS FOLLOWS: CHAIRPERSON EVE BUNTING-SMITH: AYE, WILLIAM BLAND: AYE, PETER BLIER: AYE, HOWARD JACOBOWITZ: AYE, DIANE UEBERLE: AYE

3. Case No. ZBA 26-16: CNLI AMF II LP A.K.A White Plains Bowl, 47 Tarrytown Road (P.O. White Plains, NY 10607) – Sign Variance

Applicant is requesting a sign variance from Section 240-3D(7)(a) of the Sign and Illumination Law to increase the maximum height of an illuminated wall sign (Lucky X Strike) from 2 ft (permitted) to 3 ft (proposed) to replace wall signage on the subject property. The property is located in the IB - Intermediate Business District and is designated on the Town Tax Map as parcel ID: 8.80-42-7

CASE 26-16 WAS ADJOURNED FOR ALL PURPOSES BY THE BOARD TO THE OCTOBER 15, 2026, MEETING

4. Case No. ZBA 26-17: Kindred Maison LLC, 1440 Saw Mill River Road Ardsley, NY 10502 – Area Variance

Applicant is requesting an area variance from Section 285-36G(3) of the Zoning Ordinance which restricts swimming pools to the rear yard only, in order to allow for the pool to be in a side yard (proposed); and from Section 285-38B of the Zoning Ordinance to increase the maximum width of the driveway from 30 ft. (permitted)

to 40 ft. (proposed). The property is located in the R-20 One Family Residence District and is designated on the Town Tax Map as parcel ID: 8.100-53-35

CASE 26-17 WAS ADJOURNED FOR ALL PURPOSES BY THE BOARD TO THE OCTOBER 15, 2026, MEETING

5. Case No. ZBA 26-18: New York School for the Deaf, 555 Knollwood Road (P.O. White Plains, NY 10607) – Area Variance

Applicant is requesting an area variance from Section 285-36K of the Zoning Ordinance to increase maximum height of lighting from 14 ft (permitted) to 70 ft (proposed); and from Section 285-40B(4) of the Zoning Ordinance to increase the maximum height of an accessory structure (scoreboard) from 12 ft (permitted) to 23.88 ft (proposed), to install a scoreboard and lights. The property is located in the R-20 One Family Residence Zoning District and is designated on the Town Tax Map as parcel ID: 7.341-169-2

CASE 26-18 ON A MOTION BY MR. JACOBOWITZ, SECONDED BY MS. UEBERLE, THE BOARD VOTED TO GRANT THE REQUESTED VARIANCES. VOTING WAS AS FOLLOWS: CHAIRPERSON EVE BUNTING-SMITH: AYE, WILLIAM BLAND: AYE, PETER BLIER: AYE, HOWARD JACOBOWITZ: AYE, DIANE UEBERLE: AYE

6. Case No. ZBA 26-19: Seventh Day Adventist CHURCH, 180 Juniper Hill Road (P.O. White Plains, NY 10607) – Area Variance

Applicant is requesting an area variance from section 285-12B(3)(d) of the Zoning Ordinance to increase the maximum impervious surface coverage from 29% (permitted) to 58.18% (proposed), in order to expand the basement and install new ramps and an elevator at the Church. The property is located in the R-20 One Family Residence District and is designated on the Town Tax Map as parcel ID: 8.80-43-26

CASE 26-19 ON A MOTION BY MR. BLIER, SECONDED BY MS. UEBERLE, THE BOARD VOTED TO GRANT THE REQUESTED VARIANCES. VOTING WAS AS FOLLOWS: CHAIRPERSON EVE BUNTING-SMITH: AYE, WILLIAM BLAND: AYE, PETER BLIER: AYE, HOWARD JACOBOWITZ: AYE, DIANE UEBERLE: AYE

7. Case No. ZBA 26-20: Cherie & Hector Eugui, The Knolls, 55 Grasslands Road Valhalla, NY 10595 – Appeal Building Inspector Determination

Applicants are appealing a determination of the Deputy Building Inspector, dated June 9, 2026, on the grounds that the Deputy Building Inspector miscalculated the number of units permitted and failed to require various variances that should be required. Among the errors appellants seek to appeal are: (1) that the June 9, 2026 variance determination memorandum does not accurately calculate the residential density allowed, alleging that the Zoning Ordinance permits a maximum of 126 units, not the 252 units sought by the property owner; (2) that a proposed retaining wall is subject to a 75 ft. setback requirement and variance; (3) that the proposed retaining wall and related railing are subject to a height requirement and variance; (4) that the proposed infiltration basin is subject to a setback requirement and variance; (5) that the proposed driveway looping the site is subject to a setback requirement and variance; (6) that the building height calculation was not accurately calculated; (7) the manner in which fill is proposed cannot be 10 ft. above grade, necessitating a variance; and (8) that area variances are required for light poles proposed. This appeal relates to a proposal by the property owner, Bethel, which is seeking a rezoning of the property from Planned Unit Development (PUD) to R-30 One-Family Residence District, and amended site plan approval to facilitate a 74-unit expansion of the number of independent senior housing units at an existing Continuing Care Retirement Community (CCRC) at 55 Grassland Road, PO Valhalla. The property is located in the PUD Planned Unit Development and is designated on the Town Tax Map as parcel ID: 7.221-98-11

CASE 26-20 WAS ADJOURNED FOR ALL PURPOSES TO THE NOVEMBER 19, 2026, MEETING, AWAITING A DECISION OF THE TOWN BOARD ON THE PROPERTY OWNER'S REQUEST TO REZONE THE PROPERTY.

8. Case No. ZBA 26-21: Ives, 14 Oak Street, Hartsdale, NY 10530 – Area Variance

Applicant is requesting area variances from §285-15B(4)(a) of the Zoning Ordinance to decrease the setback from the principal building to the front property line from 20 ft. (required) to 12.02 ft. (proposed); from §285-15B(4)(b) to decrease the setback from the principal building to the easterly side property line from 10 ft. (required) to 2.73 ft. (proposed); from §285-15B(4)(b) to decrease setback from the principal building to the westerly property line from 12 ft. (required) to 4.68 ft. (proposed); from §285-15B(4)(c) to decrease total of the combined side yards from 22 ft. (required) to 7.41 ft. (proposed); from §285-15B(3)(a) to increase Maximum Principal Building Coverage from 24% (permitted) to 33.61% (proposed); from §285-15B(3)(c) to increase Maximum coverage of all buildings from 30% (permitted) to 40.71% (proposed); from §285-15B(3)(d) to increase Maximum impervious surface coverage from 40.75% (permitted) to 75.46% (proposed); from §285-39D(2)(a) to increase the Maximum floor area ratio from 0.45 (permitted) to 0.5942 (proposed); and from §285-42C(1) to alter or enlarge a nonconforming structure so as to increase such nonconformance, in order to construct an addition to an existing nonconforming residence and legalize a patio. The property is located in the R-7.5 One Family Residence District and is designated on the Town Tax Map as parcel ID: 8.260-205-6.

CASE 26-21 ON A MOTION BY MR. BLAND, SECONDED BY MS. UEBERLE, THE BOARD VOTED TO GRANT THE REQUESTED VARIANCES. VOTING WAS AS FOLLOWS: CHAIRPERSON EVE BUNTING-SMITH: AYE, WILLIAM BLAND: AYE, PETER BLIER: AYE, HOWARD JACOBOWITZ: AYE, DIANE UEBERLE: AYE

9. Case No. ZBA 26-22: Zukowski, 195 Old Army Road, Scarsdale, NY 10583 – Area Variance

Applicant is requesting an area variance from Section 285-40B(4) of the Zoning Ordinance to increase the maximum height of an accessory building from 12 ft (permitted) to 19.5 ft (proposed); and Section 285-42C(1) of the Zoning Ordinance to alter or enlarge a nonconforming structure in such manner as to increase its nonconformity, in order to convert a nonconforming detached garage into a cabana. The property is located in the R-20 One Family Residence District and is designated on the Town Tax Map as parcel ID: 8.540-370-10

CASE 26-21 ON A MOTION BY MS. UEBERLE, SECONDED BY MR. BLAND, THE BOARD VOTED TO GRANT THE REQUESTED VARIANCES. VOTING WAS AS FOLLOWS: CHAIRPERSON EVE BUNTING-SMITH: AYE, WILLIAM BLAND: AYE, PETER BLIER: AYE, HOWARD JACOBOWITZ: AYE, DIANE UEBERLE: AYE

DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Zoning Board of Appeals will be held on Thursday, October 15, 2026, beginning at 7:00 pm.

Respectfully Submitted,

Cathleen Lockwood

Cathleen Lockwood
Secretary to the Zoning Board of Appeals