



TOWN OF GREENBURGH
HISTORIC AND LANDMARKS PRESERVATION BOARD
Minutes

MAR 11 2026

Tuesday, February 10, 2026 – 7:00 P.M.

TOWN OF GREENBURGH
DEPARTMENT OF COMMUNITY
DEVELOPMENT & CONSERVATION

The meeting of the Historic & Landmarks Preservation Board of the Town of Greenburgh was held on Tuesday, February 10, 2026 beginning at 7:00 pm in the Lee F. Jackson Room at Town Hall, located at 177 Hillside Avenue, Greenburgh NY, 18031 Wayne Road, Odessa, FL, and also via Zoom Video Conference.

ROLL CALL

Present: Chairperson Madelon O’Shea, Erminia Curcio, Annette Purdy, Carl Riobo

Absent: Kirit Desai

Staff: Aaron Schmidt, Deputy Commissioner, Department of Community Development and Conservation

1. APPROVAL OF MINUTES

- a. September 16, 2025 Meeting – On a motion made by Ms. Purdy and seconded by Mr. Riobo, the minutes were unanimously approved.
- b. October 23, 2025 Meeting – On a motion made by Ms. Curcio and seconded by Ms. Purdy, the minutes were unanimously approved.
- c. December 9, 2025 Meeting – On a motion made by Mr. Riobo and seconded by Ms. Curcio, the minutes were unanimously approved.

2. CORRESPONDENCE/EMAILS/MEETINGS

- a. Ms. Curcio noted there was a seminar today on the preservation of arts and crafts which, unfortunately, she was unable to attend. She hoped that the seminar was recorded for future viewing. Chairperson O’Shea noted that she could check in with CD&C Office Manager Ms. Arpaia to find out if the recording is available and can be shared with H&LPB members.
- b. Chairperson O’Shea noted that she, Ms. Curcio, and Deputy Commissioner Schmidt met to review information related to 7 Gordon Place and 35 Woodlands Avenue. She noted that these residences were not ones that the Board would consider nominating. She requested that Deputy Commissioner Schmidt send each Applicant the form letter issued by the H&LPB related to salvaging of original features such as fireplaces, radiators, doors, windows, and/or doorknobs.

3. WORK SESSION – OLD ITEMS

a. 95 Ardsley Road, P.O. Scarsdale NY

H&LPB members discussed a Sears kit/catalogue garage proposed for demolition at the 95 Ardsley Road property, with Chairperson O’Shea asking if it could be relocated on property. Mr. Klemmer, Property Owner, indicated it was in poor condition and would be difficult to repurpose, though he has no interest in fully disposing of the structure, as he has experience with restoration of historic buildings. Mr. Klemmer agreed to explore options for salvaging the garage rather than demolishing it, with Mr. Riobo offering to research potential organizations interested in Sears kit houses/garages. Chairperson O’Shea asked Mr. Klemmer about the possibility of landmarking the

adjacent on-site house. Mr. Klemmer responded that he had not thought about landmarking the residence, though he would now begin to consider it and report back. Mr. Schmidt stated he could draft a letter on behalf of the board summarizing this evening's discussion.

b. **599 White Plains Road, P.O. Tarrytown NY**

Deputy Commissioner Schmidt indicated that the Board met on October 23, 2025 to discuss this project and also conducted a site visit to the property. He recited the requests of the Board issued at the October 23rd meeting. Christopher Berino, representing the property owner at 599 White Plains Road, reported extensive research efforts to verify the significance of a historical sign situated along the frontage of the property, but reported that no definitive evidence was found despite contacting multiple historical societies and government agencies. Mr. Schmidt requested that all documents and communications be forwarded to him for distribution to the Board members. Mr. Berino agreed to forward all relevant emails, documents, and chain of title information regarding 599 White Plains Road to Mr. Schmidt for distribution.

The discussion revealed that while the front building may not be original to the 1640s as previously thought, the client is willing to preserve, repurpose, salvage, donate and/or sell as much as practicable, including but not limited to the existing brickwork, stained glass, and other artifacts as per the H&LPB's October 2025 meeting recommendations. Board members requested that Mr. Berino document this in writing to the Board. Chairperson O'Shea and Ms. Purdy plan to research the historical use of a chapel-like structure on the property, noting that they would like it to be deconstructed rather than demolished. Chairperson O'Shea requested that plans for the site be forwarded to H&LPB. A well on the property was briefly discussed and Mr. Berino was asked to provide any information available. Mr. Berino agreed to provide all requested documentation and historical records dating back as far as possible. Mr. Schmidt stated that he would share the Town's list of salvage companies and salvage houses with Mr. Berino.

c. **Gaisman/Marian Woods, 152 Ridge Road, P.O. Hartsdale NY**

Chairperson O'Shea briefly noted that there has been no movement she is aware relative to the proposed demolition of the existing structure. She advised that she communicated with Deputy Building Inspector Elizabeth Gerrity, who informed her that she has not received a response or any further update from the Applicant.

d. **Bethel-Knolls, 55 Grasslands Road**

H&LPB members discussed the Bethel-Knolls project, involving a proposal to add 74 Independent-Living Units to an existing Continuing Care Retirement Community. Chairperson O'Shea asked if the Town Board had received the letters issued by New York State and by Easton Architects, Consultants for the Town. Deputy Commissioner Schmidt indicated that he believed so but would check in with Commissioner Duquesne. Chairperson O'Shea expressed concern with the Applicant's interpretation of the New York State Office of Parks, Recreation and Historic Preservation's requirements and Easton's recommendations, which differ from the H&LPB's interpretation. She clarified that the New York State letter indicates demolition of the Italianate House is a last resort and would have an impact on history and the environment/neighborhood. H&LPB members and Mr. and Mrs. Eugui, neighbors to the project site, discussed concerns about exaggerated cost estimates for preserving the building and questioned the accuracy of the statements made by the project team to the Town Board regarding the historic structure. Chairperson O'Shea suggested that H&LPB send a letter to the Town Board suggesting that it take a harder look into potential salvaging, reuse, and/or repurposing of the structure, over demolition. She also stated that H&LPB should be present at any Town Board public hearing on this matter.

Mr. Riobo stated that he would plan to attend and asked that he be provided with the date of the Town Board public hearing. Deputy Commissioner Schmidt responded that he would, noting that it is unlikely to take place before March.

Mr. and Mrs. Eugui noted that it is believed a Sears kit home exists on the property, though it is in poor condition and a blight on the neighborhood. They presented an enlarged photograph of the Italianate House on the property and offered it to the Town for display. Mrs. Eugui stated that she attended the Town Board work session this evening and that she distributed information to that Board in response to the Applicant's most recent submission, including information on the historical aspects of the property. Mr. Riobo forwarded this information to the other H&LPB members.

Mr. Eugui stated that the Applicant represented to the Town Board that it has no use for repurposing the historic building as part of its project. Ms. Curcio asked if the Applicant presented the alternative layout which shifts the angle of the building to reduce impacts to the neighbors. Ms. Eugui responded that some of this was included in her documentation provided to the Town Board.

Board members discussed next steps. Deputy Commissioner Schmidt suggested Board members review the recording of tonight's Town Board work session and assign a point person to begin preparing a letter to the Town Board.

e. **325 Old Army Road, P.O. Scarsdale NY**

Mr. Schmidt advised the Board that to his knowledge, there has been no transfer of ownership with respect to this property. He noted that he has recently communicated with the owner's son, Ken Perko, as well as Eddie Lai, the party interested in purchasing the property, renovating the existing residence, and constructing two (2) new one-family residences as per the Planning Board subdivision approval. He mentioned that staff has received at least one phone call from a realtor who asked about the potential demolition of the existing residence. As he understands it, it appears to Mr. Schmidt that Mr. Perko is marketing the property without the use of a real estate agent.

f. **Revisions to H&LPB packet for Applicants; Checklist for Applicants and Staff**

Chairperson O'Shea advised that this matter would be discussed at a future meeting.

4. WORK SESSION – NEW ITEMS

a. **Parkway Gardens**

Chairperson O'Shea reported that she had recent communication with Mr. Lloyd Cort of Parkway Gardens, who indicated to her that there is a gentleman, Mr. Simmons, who has vast knowledge of the neighborhood. She indicated that she sent a follow-up email to Mr. Cort, offering to have staff coordinate an interview through local cable access between Mr. Cort and Mr. Simmons to document history of the neighborhood.

b. **Stone walls of Greenburgh**

Chairperson O'Shea raised concerns about the preservation of original stone walls in the Town, particularly on Old Army Road and West Hartsdale Avenue, where sidewalk construction is planned for 2026 and 2027 respectively. Board members agreed to support Chairperson O'Shea's request to the Town Clerk for a summer intern to document the stone walls in these and potentially other areas in the Town. Chairperson O'Shea stated she would reach out to DPW Commissioner Fon to express concerns of the H&LPB, in light of the planned sidewalks and the need to replace any disturbed stone walls, in like and kind and without the use of mortar.

5. FUTURE MEETING DATES:

a. *March 10, 2026*

b. *April 14, 2026*

6. ADJOURNMENT: 8:57 pm

* Please send an email to planning@greenburghny.gov or call 914-989-1530 to receive the Zoom link.