



TOWN OF GREENBURGH
HISTORIC AND LANDMARKS PRESERVATION BOARD

RECEIVED

Minutes

Tuesday, March 10, 2026 – 7:00 P.M.

APR 15 2026

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, Kirit Desai (7:10 pm arrival)

Absent:

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

1. APPROVAL OF MINUTES

a. February 10, 2026 Meeting – Chairperson O'Shea had one correction on Pg. 1 of the draft minutes related to the 95 Ardsley Road project. On a motion made by Mr. Riobo and seconded by Ms. Curcio, the minutes were unanimously approved, as amended.

2. CORRESPONDENCE/EMAILS/MEETINGS

a. Chairperson O'Shea asked if Board members would support a request to the Town Board to provide for one (1) or two (2) Alternate H&LPB members. The group agreed that this would assist H&LPB in conducting regularly scheduled meetings and meeting quorum requirements, and that this request would be similar to what other Boards of the Town have done recently.

On a motion made by Ms. Purdy and seconded by Mr. Riobo, the H&LPB unanimously voted to support a request to the Town Board that Chapter 235 of the Town Code be amended to provide one (1) to two (2) Alternate members. Chairperson O'Shea stated that she would coordinate with Mr. Lieberman on this matter.

3. WORK SESSION – OLD ITEMS

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

Deputy Commissioner Schmidt noted that the project team was able to make contact with the Tarrytown Historical Society. He recited an email received this afternoon from Sara Mascia at the Historical Society detailing documents and photographs related to the property, including maps, letters, and historical surveys. He stated he would circulate these emails to the Board.

Chairperson O'Shea expressed interest in learning more about the on-site chapel's history and suggested involving an historic archaeologist to determine its date and the date of the well on the property.

H&LPB members discussed documentation and potential reuse of materials from an historic building on the property, including wood cladding, iron work, gates, and interior doors. Francesco Asaro, of Berino Architectural Design, PLLC, representing the property owner, reported reaching

out to various salvage companies about these items but received limited interest, with only one company responding as of present, expressing interest in the front historical signage (which will not be relocated from the site). The discussion also covered historical research about the building and a former garage where cows were kept. The group noted that some historical items like old books and pictures on the walls should also be considered for donation.

H&LPB members and Mr. Asaro discussed plans for repurposing bricks and materials from the site, with Chairperson O'Shea emphasizing the importance of avoiding landfill disposal and finding ways to reuse the bricks, either on-site or elsewhere. Mr. Asaro confirmed the intention to design a mixed-use building with a business and apartments, similar to the current setup, and expressed openness to incorporating the existing bricks into the new structure's facade.

Deputy Commissioner Schmidt advised on the need for site plan approval through the Planning Board for the proposed use. H&LPB members advised Mr. Asaro that several items require accurate dating, including a well, chapel, and brick structures. Mr. Asaro agreed that a historic architect or archaeologist may be best suited for this work and asked if the Town could provide information. Mr. Schmidt responded that he would follow up with Mr. Asaro.

b. **95 Ardsley Road, P.O. Scarsdale NY**

H&LPB members discussed additional research concerning Sears kit/catalogue garages. Mr. Schmidt stated that information previously provided by Board members was forwarded along to Mr. Klemmer, who expressed his appreciation and stated he would look further into the potential for a suitor.

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

Deputy Commissioner Schmidt announced that Mr. Stephen Miller, a representative for the Applicant, was in attendance via Zoom. Chairperson O'Shea stated that, due to the proposed demolition, H&LPB members must conduct an interior site visit. She added that parkland surrounds the house on the property proposed for demolition, which in itself creates an impact on the historical value of what is around it. Chairperson O'Shea questioned why the Marian Woods Sisters never responded to the letter issued by the H&LPB some time ago, when the house was associated with a proposed subdivision and variances.

The meeting discussion focused on the proposed demolition of the Gaisman House, a historically significant structure owned by the Marian Woods Sisters. Chairperson O'Shea expressed concern with the lack of communication from the Sisters, noting the property's historical value and potential for reuse. Stephen Miller, representing the Sisters, explained their desire to demolish due to maintenance costs and lack of use. Board members discussed the structure's listing in the Larson-Fisher survey and its potential for landmark designation, which could enable grant funding for restoration.

The discussion continued with H&LPB members noting the history and significance of the Gaisman Mansion. Chairperson O'Shea shared details about its original owner's inventions and philanthropic contributions. Deputy Commissioner Schmidt agreed to coordinate with Mr. Miller regarding arranging a meeting and site visit, including inviting Board members and potentially representatives from local Sisters' organizations. Chairperson O'Shea mentioned having historical documentation from H&LPB about the benefits of landmarking the structure rather than demolishing it, which Deputy Commissioner Schmidt agreed to forward to Mr. Miller.

Chairperson O’Shea noted that this project may not be on the Board’s April agenda, but rather the May agenda, which would allow sufficient time for documentation and site visit completion.

d. **Bethel-Knolls, 55 Grasslands Road, P.O. Valhalla NY**

H&LPB members discussed the Bethel-Knolls application, with participants reviewing historical details about buildings on the site, including a building that may have been a Sears kit/catalog house, though it was mentioned it is in very poor condition. There was also a brief discussion about the St. Mary’s in the Field house/structure that once stood on the property, but was demolished in the 1990’s.

David Cooper, Esq. representing the Applicant, expressed concern about not being notified of previous meetings since the project team last appeared before the Board and requested that any Executive Session held by the Board be properly documented with reasons.

Mr. Schmidt asked Mr. Cooper for an update on where this project stands with the Town Board. Mr. Cooper noted that there is some additional documentation that is being pulled together by the project team and then the matter would be rescheduled with the Town Board.

e. **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.

f. **Parkway Gardens**

Chairperson O’Shea reported that, in addition to Mr. Simmons, there may be another member of the community with vast knowledge of this area of Town. She advised that she would continue to coordinate with Mr. Cort on arranging for discussions with these folks.

g. **Stone walls of Greenburgh**

Chairperson O’Shea advised that she had contacted the Town Clerk about the potential for H&LPB to be assigned a summer intern to photograph and research historical walls in Greenburgh. She noted that she extended an invitation to the Town Clerk to attend a future meeting of the H&LPB to further discuss this matter.

4. **WORK SESSION – NEW ITEMS**

a. **CLG Performance Evaluation 2025**

Deputy Commissioner Schmidt advised that he needs to collect the resumes of all H&LPB members as part of the Town’s response to New York State regarding its 2025 CLG Performance Evaluation. He noted that he would circulate a template for members to complete and return to him.

5. **FUTURE MEETING DATES:**

a. *April 14, 2026*

b. *May 12, 2026*

6. **EXECUTIVE SESSION**

At 8:23 pm, Chairperson O’Shea asked that a motion be made to enter into Executive Session to discuss items on the Gaisman/Marian Woods and Bethel-Knolls projects. She stated that no votes would be taken and no decisions would be made on either project.

On a motion made by Mr. Desai and seconded by Mr. Riobo, the Board unanimously entered into Executive Session. The Executive Session lasted 39 minutes.

7. **ADJOURNMENT:** 9:02 pm

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