



**TOWN OF GREENBURGH
HISTORIC AND LANDMARKS PRESERVATION BOARD**

Minutes

Tuesday, April 14, 2026 – 7:00 P.M.

RECEIVED

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**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, April 14, 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
Ed Lieberman, Esq., Deputy Town Attorney

1. APPROVAL OF MINUTES

- a. March 10, 2026 Meeting – Chairperson O'Shea asked if there were any comments on the draft minutes. There were none. On a motion made by Ms. Curcio and seconded by Ms. Purdy, the minutes were unanimously approved.

2. CORRESPONDENCE/EMAILS/MEETINGS

- a. Chairperson O'Shea reported on various correspondence items, including: (1) proposed Chapter 235 text amendments regarding the appointment of alternate members; (2) a letter sent to the Zoning Board of Appeals regarding the 74 Ardsley Road project; (3) an update on Parkway Gardens, noting that, unfortunately, Mr. Simmons does not have interest in speaking about the history of this area, though there may be another individual that has interest; (4) an update on the 86 Dromore Road project currently before the Zoning Board of Appeals; and (5) that all members should be providing their resumes to Deputy Commissioner Schmidt for him to include in his response to the New York State CLG Performance Evaluation 2025.

3. WORK SESSION – OLD ITEMS

- a. **Odell House, 425 Ridge Road, P.O. Hartsdale NY – Certificate of Appropriateness Request**
Stephanie Reinert, Historic Preservation Director at Stephen Tilly Architect, presented an update on the restoration work at Odell House, detailing the building's history, past restoration phases, and current state. She explained the recent work completed, including roof repairs, chimney work, and exterior envelope improvements, as well as upcoming interior work and ADA compliance measures. The group discussed the need for a Certificate of Appropriateness, with Deputy Commissioner Schmidt clarifying that a single vote could be taken to approve both the Certificate of Appropriateness and a resolution supporting the project. Chairperson O'Shea mentioned plans to organize a tour of the house in June and to follow up on scheduling details. Mr. Riobo asked about the status/condition of the foundations of the structure, to which Ms. Reinert responded that while re-pointing has been performed, overall the foundations were found to be in a solid state. Mr. Desai asked about ADA compliance. Ms. Reinert advised that a compliant pathway will be constructed and that 1st floor access would be provided through ADA compliant doors.

On a motion made by Ms. Curcio and seconded by Mr. Desai, the Board unanimously voted to issue a Certificate of Appropriateness and provide its support for the project.

b. **105 Old Army Road, P.O. Scarsdale NY**

The Board reviewed a proposal for a detached garage addition to an existing residential property. Ms. Bana Choura, Project Architect, presented plans for a 4-car garage (including 2 cars and a lift) that would match the existing stone and materials of the main house. She noted that the owner of the property collects and works on vehicles – that is the reason the garage is proposed. She noted that no variances are required in connection with the proposal. Chairperson O'Shea asked if it is permissible to have two (2) garages on a single residential property, to which Mr. Lieberman responded that he was not aware of any restriction. Chairperson O'Shea asked that more detailed and labeled pictures of the existing structures on the site be provided, and that complete ownership history dating back to the home's construction in 1924, including names of prior owners, be provided. Deputy Commissioner Schmidt suggested that the Board could conditionally vote to conclude the Board's review of this proposal, with the condition that the requested information be provided to staff for the file.

On a motion made by Ms. Purdy and seconded by Mr. Riobo, the Board unanimously voted to conditionally approve the proposal, requiring the Architect to provide detailed, labeled photographs and complete ownership history dating back to 1924, to staff.

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

Christopher Berino, of Berino Architectural Design, PLLC, representing the property owner, reported that they had engaged Acme Heritage Consultants LLC and reached out to the local Tarrytown historical society for additional information. He noted that Acme Heritage Consultants provided recommendations, including dating the timber frame structure, removing drywall and furniture to expose historic elements, and engaging a wood salvage company. Chairperson O'Shea suggested contacting a historic wood salvage company in Rye, NY for potential assistance. Deputy Commissioner Schmidt advised he would forward this information along to the project team.

The group discussed the challenges of dating and documenting the water well due to safety concerns. H&LPB members and the Property Owner's representatives discussed the preservation and potential relocation of a historic privately constructed chapel structure. They examined details about the chapel's construction, including its frame building origins in the 20th century and the addition of brick exterior later. Francesco Asaro, of Berino Architectural Design, PLLC, representing the property owner, explained that while the brickwork is not historic, the original wooden structure and stained-glass windows are salvageable. The group debated the feasibility of moving the chapel, with Mr. Asaro noting that test pits would be needed to assess the foundation's condition. Chairperson O'Shea expressed concern about destroying the structure, citing its ecumenical spirit and reused elements from different religious institutions, and requested that further research be completed to identify a suitor for the chapel and/or its historic contents.

Review of the proposal continued with discussion of preserving the large boulder outcropping on the property, which Mr. Asaro believed would be possible, noting its distance from the envisioned area of work. Deputy Commissioner Schmidt reminded the project team of the need for site plan approval through the Town's Planning Board for redevelopment of the site.

Deputy Commissioner Schmidt summarized information contained within a document entitled, “Historic American Buildings Survey”, noting that while the original owner of the property is unknown, it was purchased as part of a 50-acre plot from the Commissioners of Forfeiture in 1786 by William Jeffers, with the house.

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, similar to the current setup, and expressed openness to incorporating the existing bricks into the new structure’s facade.

Mr. Berino and Mr. Asaro advised that, upon receipt of additional information from Acme Heritage Consultants LLC, it would be provided to staff for distribution to the Board.

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

The proposal involves the demolition of a structure, known as the Gaisman Mansion/Coolock House, on the property owned by Marian Woods, a religious not-for-profit corporation housing aged sisters.

Deputy Commissioner Schmidt thanked all parties for the recent site visit which took place for Board members to gain a better understanding of the structure and its internal elements.

Ed Puerta, Esq., from Nixon Peabody, representing Marian Woods, noted that the owners oppose any preservation status for the property, highlighting significant damage, ongoing mold and structural issues, and the \$200,000 spent on asbestos remediation in preparation for demolition of this structure. Chairperson O’Shea questioned the purpose of demolishing the building, to which Mr. Puerta explained that this was arrived at after determining that the restoration costs exceed the value to be gained.

Discussion of the rehabilitation costs and potential disposition of a historic building continued. Leslie Hoot, Executive Director of Marian Woods, explained that the site also contains an adult care facility for elderly sisters, which is struggling with a declining population and is considering a managed long-term care company to help. Chairperson O’Shea suggested that the owners consider deeding the property to the State, County, and Town (which own the adjacent HartsBrook Preserve property) to avoid rehabilitation costs, with Mr. Desai and others estimating a restoration cost of \$4-6 million for the approximately 20,000 square foot Coolock House. Mr. Puerta raised concerns about the timing of any disposition, particularly regarding ongoing mold issues and the potential need for approval from the Attorney General’s office and Supreme Court for disposition of religious property.

Trish Gathers, CEO of The Carmelite System, explained that the structure needs significant repairs, including addressing mold and other issues, and that restoration costs, particularly in New York, can be significant. The Board learned that the adjacent structure currently houses only religious sisters, with a priority system in place to first serve sisters of the same order, then Catholic sisters generally, before opening to the public. Ms. Hoot added that, in addition to the Gaisman Mansion/Coolock House and the adult day care facility for the nuns, the property also contains a carriage house which is maintained by Marian Woods, as an additional expense on the owners of the property.

Deputy Commissioner Schmidt confirmed that while there was flood damage and some mold, the building's structure is believed to be sound, adding that he would be seeking documentation to this effect from the Town's Building Inspector's office, which he would circulate to all parties upon receipt. Chairperson O'Shea noted that, if nominated, the structure could qualify for landmark designation with federal and state tax credits available. She noted that the Town has CLG (Certified Local Government) status and could move forward with a nomination even in the absence of owner consent, though it is desired.

The Board discussed the potential transfer of the Gaisman Mansion/Coolock House property from Marion Woods to the State, County, and Town. Ms. Gathers expressed concerns about public safety and blight risks posed by the current condition of the building, particularly noting recent roof damage. She expressed concern with the length of the entire process and noted that access to grant funding can be quite difficult. She added that there is concern with turning over the structure to another entity without knowing what the future intended use would be, as particular uses could interfere with the Sisters privacy. Mr. Lieberman advised that, if the owner were to agree to gift or deed the Gaisman Mansion/Coolock House to the State, County, and/or Town, such transfer could be conditioned as to the future use of it.

Deputy Commissioner Schmidt outlined the various steps the Board could take, including, but not limited to, potentially recommending nomination to the Town Board, or considering conditional acceptance of the Applicant's proposal. The Board agreed to continue discussions at its next meeting on May 12, 2026, pending receipt of documentation from the Building Inspector and a memo from the Applicant regarding potential cost estimates for deconstruction and restoration.

4. **FUTURE MEETING DATES:**

a. *May 12, 2026*

b. *June 9, 2026*

5. **ADJOURNMENT:** 9:17 pm

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