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TOWN OF GREENBURGH
DEPARTMENT OF COMMUNITY
DEVELOPMENT & CONSERVATION

TOWN OF GREENBURGH
HISTORIC AND LANDMARKS PRESERVATION BOARD
Minutes
Tuesday, May 12, 2026 – 7:00 P.M.

The meeting of the Historic & Landmarks Preservation Board of the Town of Greenburgh was held on Tuesday, May 12, 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

Absent: None

Staff: Aaron Schmidt, Deputy Commissioner, Department of Community Development and Conservation
Ed Lieberman, Esq., Deputy Town Attorney

1. APPROVAL OF MINUTES

a. April 14, 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 Mr. Riobo, the minutes were unanimously approved.

2. CORRESPONDENCE/EMAILS/MEETINGS

a. Chairperson O'Shea reported on various correspondence items, including: (1) the New York State CLG Performance Evaluation responded to by staff on behalf of the Board was deemed fully satisfactory by New York State and, therefore, the Town is in good standing with respect to its CLG status; (2) a request to find out if the architectural office of Stephen Tilly would be able to assist the Board; (3) a request to add the build date information to future Building Department and Planning & Zoning Department applications to prevent similar issues in terms of processing proposals in the future; (4) the potential to be provided with a summer intern through the Town Clerk for purposes of conducting research and taking photographs of the stone walls of Greenburgh; (5) a brief update on 105 Old Army Road to note that it appears the construction of a detached garage structure may not require a variance, and a request for Deputy Commissioner Schmidt to add the standard language related to the Board's decision not having any bearing on any other approvals required from any other Board of the Town; and (6) plans to contact Andrea Stewart-Cousins and Mary Jane Shimsky regarding historic preservation efforts.

3. WORK SESSION – OLD ITEMS

a. **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.

Representatives from Marian Woods Inc. and the Carmelite system discussed a proposal for the demolition of the Gaisman Mansion due to unsafe conditions and inability to monetize the property. Edward Puerta, Esq., representing Marian Woods Inc., explained that there has been significant damage to the interior of the structure, due to burst pipes which has led to water damage and mold. He advised that the proposed demolition is a business judgement made by Marian

Woods, Inc. He noted that asbestos remediation has been completed and that restoration costs are likely to be multi-million dollars. He noted that tax credits suggested by the Board as part of landmarking the structure would not assist, as Marian Woods Inc. already is a non-profit.

Mr. Puerta suggested an alternative to demolition which could involve a proposed lease arrangement with the town for the property, allowing the town to undertake necessary remediation work without rent charges during that period, and with rent to commence after remediation. Mr. Puerta proposed preparing a memorandum of understanding outlining lease terms, subject to Board and staff review, within two weeks.

Chairperson O'Shea raised questions about grant funding availability and potential purchase options, suggesting these could be explored as alternatives to leasing. She noted the historical significance of the structure and also noted that the surrounding Harts Brook Preserve is owned by the Town, County, and State. Mr. Riobo asked, if the structure were landmarked, would liability with respect to unsafe conditions be in effect immediately. Mr. Lieberman responded that he would need to review the Code and report back to the Board.

Sister Peter Lillian clarified that the facility currently serves sisters from various religious orders and plans to continue doing so for as long as possible, with no non-religious order residents currently present. Board members asked if the facility is open to women from non-religious orders. Sister Peter Lillian explained that first, Marian Woods gives priority to sisters of their order; second, they give priority to sisters of other orders; and, lastly, they open their rooms to women from non-religious orders if there are not enough residents from the first two categories.

The group agreed to review Mr. Puerta's proposal with legal counsel and to gather additional information from the State before making any decision at the Board's June 9, 2026 meeting. Board members expressed interest in finding a viable solution for maintaining the mansion.

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

Francesco Asaro, of Berino Architectural Design, PLLC, representing the property owner, provided updates on the 599 White Plains Road project, addressing previous questions about preservation, deconstruction, re-use and salvaging of items. He confirmed that an art appraiser will be engaged to catalog and properly remove valuable items, including books, pictures, and antique ironwork. Regarding the on-site well, Mr. Asaro explained that it will be preserved by filling it with gravel and placing a precast concrete septic tank lid on top, ensuring it remains structurally sound and concealed. He also discussed the age of the on-site chapel's brickwork, determining it was likely added after 1972 based on research conducted by his office. He confirmed that the chapel was built in the early 1950s with a wood clapboard exterior that was later refaced with brick. Chairperson O'Shea asked about the large boulders on the property, to which Mr. Asaro responded that one would certainly be retained and featured on the property. He indicated that he would look further into the other boulder, though he confirmed no blasting is currently proposed with respect to the project.

Mr. Asaro discussed outreach efforts to salvage companies and agreed to continue documenting these efforts. He presented three design options for a new building, including plans for two residential apartments on the second floor and commercial space on the first, with variations in brick patterns as well as a modern aluminum siding option. Board members expressed concerns about the proposed building's character and asked about the possibility of incorporating elements from the existing structure(s), to which Mr. Asaro advised that, while this was discussed, the

property owner's preference is to construct a simplified modern design with a flat roof to maximize ceiling height within the 25-foot height limit under the Town's zoning regulations. Mr. Asaro confirmed that zoning compliance was reviewed with the building department and agreed to place off-street parking to the rear of the proposed building. He indicated that there are plans to submit the proposal to the Planning Board for site plan review in the near future.

Following discussion of architectural elements of the proposed building, Mr. Asaro asked if the Applicant would be permitted to move forward with deconstruction of certain elements of the property, which will require a demolition permit from the Building Department. Board members discussed the request and agreed that this portion of the project could move forward, subject to conditions. Mr. Schmidt noted that he would coordinate with Chairperson O'Shea on the drafting of a letter to this effect.

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

The Board adopted a resolution recommending to the Town Board that the Bethel-Knolls project applicant preserve and incorporate the existing 1870s Italianate structure at 55 Grasslands Road into a revised proposal for facility expansion. Mr. Schmidt advised that the resolution would be transmitted to the Town Board ahead of its June 10, 2026 public hearing, with a copy also being transmitted to the Applicant's team. The Board also supported the transmission of a letter concerning this project to Frances Stern at the New York State Office of Parks, Recreation, and Historic Preservation.

4. WORK SESSION – NEW ITEMS

a. **74 Ardsley Road, P.O. Scarsdale NY**

The group discussed a historic horse barn structure, likely from late 19th or early 20th century, that is situated on the property and proposed for renovation/alteration. Mr. Riobo reported on the site visit he conducted with Deputy Commissioner Schmidt and the property owner, noting that the barn features red cedar shingles, stone foundation, and typical English-style architecture with steep gable roofs. Mr. Gadiyaram, Property Owner, reviewed the barn's current condition, including areas of water damage, missing glass, and original features like stalls, metal hardware, and a hoist system. He advised that the proposal involves adding two dormers to transform the barn into a pool cabana, which would allow for bedroom construction while preserving the charm and function of the structure. He advised that the barn is situated approximately 500-600 feet from the road and not viewable unless on private property.

Mr. Gadiyaram explained his design approach, which includes keeping the garage door, hayloft hook, and corrugated steel roof, while matching the exterior to the main house with white clapboard and black roof. Mr. Gadiyaram outlined his plans to preserve the two (2) existing stables while converting them into functional spaces, one being a bathroom. Ms. Curcio recommended Mr. Gadiyaram watch a Martha Stewart video for inspiration on stable conversions. Mr. Schmidt advised that the current stairwell and landing configurations need modifications to meet building code compliance. The group discussed maintaining original features like wood flooring and doors, with Mr. Gadiyaram noting he plans to reuse existing materials where possible. Board members discussed concerns about dormer windows and barn color choices. Chairperson O'Shea raised concerns about the barn's future appearance given the significant proposed modifications.

Chairperson O'Shea stated that she and Deputy Commissioner Schmidt would work on a letter, to include conditions as agreed upon this evening, for the project to move forward.

4. **FUTURE MEETING DATES:**
   a. *June 9, 2026*

   b. *July 14, 2026*

5. **ADJOURNMENT:** 9:10 pm

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