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TOWN OF GREENBURGH  
PLANNING BOARD MINUTES  
GREENBURGH – NEW YORK  
Wednesday – February 18, 2026

TOWN OF GREENBURGH  
DEPARTMENT OF COMMUNITY  
DEVELOPMENT & CONSERVATION

The Work Session of the Planning Board of the Town of Greenburgh began at 7:01 pm on Wednesday, February 18, 2026, and was held in-person at Town Hall, located at 177 Hillside Avenue, Greenburgh, New York, and online via Zoom-enabled videoconference. It was also simulcast over cable television and on the Town of Greenburgh website.

**1. ROLL CALL & ANNOUNCEMENTS**

Present: Chairperson Dylan Pyne, Marc Pillinger, Emily Anderson, Natasha Robinson (Alternate #1, Voting Member), and Vikash Patel (Alternate #2, Voting Member)

Absent: Edwin Weinberg

Staff: Garrett Duquesne, AICP, Commissioner, CD&C  
Matt Britton, AICP, Planner, CD&C  
Amanda Magana, Esq., First Deputy Town Attorney

Chairperson Pyne announced that Ms. Moir has resigned from the Planning Board and thanked her for her service to the Town. He congratulated Ms. Anderson on her appointment as a full-time Planning Board member and welcomed Mr. Patel as a newly appointed alternate Planning Board member.

**2. APPROVAL OF MINUTES**

**a. February 4, 2026**

Chairperson Pyne asked if there were any comments on the draft minutes of the February 4, 2026 Planning Board Work Session prepared by staff. There were none.

On a motion made by Mr. Pillinger and seconded by Mr. Patel, the Planning Board unanimously voted to approve the minutes of the February 4, 2026 Planning Board Work Session, as written.

**3. CORRESPONDENCE**

**a. Planning Board Letters of Support for Town Grant Applications**

Commissioner Duquesne provided an overview of a soon to be submitted grant by the Town for a proposal known as the Rt. 119 Complete Street Empire State Trail Connection Grant. He noted that \$1.6 million of design funding is sought from the US Department of Transportation (USDOT), for planned improvements along NYS Route 119 (from Broadway in the Village of Tarrytown to the Empire State Trail's intersection with Rt.119 in Elmsford, an approximately 2.3-mile span). He indicated that the design plan is to retrofit this corridor to make it safer for pedestrians and bicyclists from the Mario Cuomo Bridge Path to the Empire State Trail, by creating a more separated space in improved shoulders within the right-of-way. He stated that this would be the Town's third attempt at obtaining the grant and noted that USDOT officials provided feedback that the Town's proposal meets the grants merit criteria. Commissioner Duquesne indicated that more funding is available in this year's round and noted that Planning Board support would enhance the Town's application. Chairperson Pyne asked if there were any comments from Board members. There were none.

On a motion made by Ms. Anderson and seconded by Ms. Robinson, the Planning Board unanimously voted to issue a letter of support for the Town's application for a Rt. 119 Complete Street Empire State Trail Connection Grant.

Commissioner Duquesne provided an overview of a soon to be submitted grant by the Town for a proposal known as the Central Park Avenue TAP Grant, involving sidewalk and accessibility

improvements along Central Park Avenue. He stated that the Town has been successful in obtaining TAP Grants five (5) times in the past and this grant would provide funding (approximately \$4.7 million, if awarded) for the design and construction of sidewalks, push button pedestrian crossings, ramps, and other improvements. He requested that the Planning Board consider providing a letter of support and noted that Planning Board support would enhance the Town's application. Chairperson Pyne asked if there were any questions. There were none.

On a motion made by Mr. Pillinger and seconded by Ms. Robinson, the Planning Board unanimously voted to issue a letter of support for the Town's application for a Central Park Avenue TAP Grant.

#### 4. **OLD BUSINESS – WORK SESSION**

a. **Case No. PB 25-10** Central Animal Hospital, 718 Central Park Avenue South (P.O. Scarsdale, N.Y.) – *Planning Board Special Use Permit (Small Animal Hospital)*

A work session to discuss the decision of a Planning Board Special Use Permit application involving the proposed conversion of a former restaurant space into an animal hospital. The Applicant proposes no outside work with the exception of façade changes to facilitate signage for the proposed use. The proposed 10,447 sq. ft. animal hospital requires 53 off-street parking spaces, where 75 off-street parking spaces exist on-site. The Applicant does not propose the overnight boarding of animals, except as medically necessary. The subject property consists of approximately 46,950 sq. ft. (1.08 acres) and is situated on the easterly side of Central Park Avenue South, approximately 530 feet north from the intersection of Central Park Avenue South and Mt. Joy Avenue. The property is located in the CA Central Avenue Mixed-Use Impact District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.460-329-1.

Following Chairperson Pyne's introduction of the project, Mr. Britton reviewed the site-specific conditions of the draft decision, which require the Applicant to inspect and repair, as needed, the on-site drainage system and to install additional native plantings in the front yard space adjacent to Central Park Avenue South. Chairperson Pyne asked if there were any comments or questions on the draft decision. There were none.

On a motion made by Ms. Anderson and seconded by Mr. Pillinger, the Planning Board unanimously voted to classify the proposed action as a Type II action, under SEQRA.

On a motion made by Mr. Pillinger and seconded by Ms. Robinson, the Planning Board unanimously voted to approve the Special Use Permit (Small Animal Hospital).

b. **Case No. PB 25-17** Klemmer, 95 Ardsley Road (P.O. Scarsdale, N.Y.) – *Planning Board Steep Slope Permit and Tree Removal Permit*

A work session to discuss the decision of a Planning Board Steep Slope Permit and Tree Removal Permit application involving the proposed demolition of an existing garage and the construction of a new detached garage and pool, with related improvements. The site is currently improved with an existing one-family residence, which is proposed to remain, and an existing detached garage, which is proposed to be removed. The Applicant proposes approximately 2,079 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), approximately 1,199 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and approximately 134 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES). The project requires approximately 278 cubic yards of excavation and 82 cubic yards of imported fill. The Applicant is proposing the addition of 20 drywell units to handle stormwater runoff from impervious surfaces. The Applicant is proposing to remove seven (7) regulated trees, requiring a Tree Removal Permit, and has prepared a landscaping plan providing for the planting of 11 trees, as replacement. On December 18, 2025, the Zoning Board of Appeals granted the following Area Variances under ZBA Case No. 25-37: (1) Maximum width of driveway, from 30 feet (permitted) to 36.9 feet (approved); and (2) Height of accessory structure, from 12 feet (permitted) to 20 feet (approved). The subject property consists of approximately 1.71 acres (74,386 sq. ft.) and is situated on the southerly side of Ardsley Road, approximately 100 feet east of the intersection of Ardsley Road and Overton Road. The property is located in the R-15 One-Family

Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.540-379-7.

Following Chairperson Pyne's introduction of the project, Mr. Britton reviewed the site-specific conditions of the draft decision. He stated that, as the project involves the demolition of a structure greater than 50 years old, a condition was included in the draft decision which requires the Department of Community Development and Conservation to forward any recommendation received from the Historic and Landmarks Preservation Board to the Building Department. Mr. Britton indicated that the condition was revised from the version sent to the Board members, to remove the requirement that the recommendation is sent before a Building Permit can be issued. Chairperson Pyne added that the condition was also revised to only require the Town to send the recommendation to the Building Department, not the Applicant. Mr. Britton stated that a condition has been included to require the Town Engineer to confirm that the stormwater management system is designed to handle a 50 year storm event, as represented by the Applicant. Chairperson Pyne asked if there were any comments on the draft decision. There were none.

On a motion made by Ms. Anderson and seconded by Ms. Robinson, the Planning Board unanimously voted to classify the proposed action as a Type II action, under SEQRA.

On a motion made by Mr. Pillinger and seconded by Ms. Robinson, the Planning Board unanimously voted to approve the Steep Slope Permit, as amended.

On a motion made by Mr. Pillinger and seconded by Ms. Anderson, the Planning Board unanimously voted to approve the Tree Removal Permit, as amended.

c. **Case No. PB 25-05** 205-207 Saw Mill River Road, LLC, 205-207 Saw Mill River Road (P.O. Elmsford, N.Y.) – Amended Site Plan and Landscape Buffer Waivers

A continued work session (February 4, 2026) to discuss an Amended Site Plan application and Landscape Buffer Waivers request to re-pave an existing parking area to an asphalt surface. The site, which currently does not have an approved Site Plan on file, is improved with an existing multi-family and commercial mixed-use building. The Applicant is proposing façade and interior renovations to the building. Nine (9) off-street parking spaces exist on-site and are proposed to remain after paving. The entire property is situated within the 100-year floodplain and a Floodplain Development Permit may be necessary. The site is entirely covered in impervious surfaces. In a memorandum dated September 12, 2025, the Deputy Building Inspector identified the following required Area Variances: (1) Maximum impervious surface coverage, from 80% (permitted) to 100% (proposed); (2) Minimum distance between parking lot and principal building, from 25 feet (required) to 0 feet (proposed); (3) Minimum distance from north side property line to off-street parking, from 25 feet (required) to 0 feet (proposed); (4) Minimum distance from south side property line to off-street parking, from 25 feet (required) to 0 feet (proposed); (5) Minimum distance from rear side property line to off-street parking, from 25 feet (required) to 0 feet (proposed); (6) Increasing a nonconforming structure (parking lot) so as to increase such nonconformance; and (7) Increase a nonconforming multi-family residence, where only a one-family residential use is permitted, so as to increase such nonconformance by expanding one of the second floor apartments into one of the vacant first floor commercial spaces. The Deputy Building Inspector additionally identified that Landscape Buffer Waivers from 10 feet (required) to 0 feet (propose) for all sides are required from the Planning Board, otherwise Area Variances would be required. The subject property consists of approximately 4,914 sq. ft. (0.11 acres) and is situated on the westerly side of Saw Mill River Road, approximately 70 feet south of the intersection of Saw Mill River Road and Payne Street. The property is located in the LI Light Industrial District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.180-55-3.

Chairperson Pyne introduced the project. Giovanni Zapata, R.A., of Grupo Design NYC, representing the Applicant, presented updates to the plans based on the Board's comments at the previous meeting, which included the addition of an ADA-accessible parking space, ADA-accessible ramp to the front

of the building, additional planters in the front, rear, and north side of the building, and the inclusion of features of the site not originally identified on the plans, like a cellar door and rear stairway. Mr. Britton reported that he visited the site with the Applicant, Ms. Magana, the Deputy Building Inspector, and the Town Engineer. Ms. Magana noted that, at the site visit, it was determined that planters could not be used to divide this property from the neighboring property to the north, as there is not enough room to safely navigate if planters were to be installed. Mr. Britton reviewed the required Area Variances and noted that, with the exception of Variance #7 listed above, all variances relate to pre-existing conditions. Chairperson Pyne asked if there were any questions related to the Area Variances. There were none. He requested that Mr. Britton review the standards for recommendations on variances. Mr. Britton explained that, unless there is a compelling planning reason to issue a positive or negative recommendation, a neutral recommendation is most appropriate. Chairperson Pyne asked if any Board member felt that any recommendation other than a neutral recommendation was desired. None indicated as such. Mr. Britton stated that staff would prepare a draft recommendation for consideration at the March 4, 2026 meeting.

**5. NEW BUSINESS – WORK SESSION**

**a. Case No. PB 25-39 Galvanize LLC, 85 & 101 Executive Boulevard (P.O. Elmsford, N.Y.) – Amended Site Plan, Wetland/Watercourse Permit, and Tree Removal Permit**

A work session to discuss an Amended Site Plan, Wetland/Watercourse Permit, and Tree Removal Permit application involving the proposed addition of a loading dock and associated driveway modifications to a developed site. The site is improved with an existing commercial building and related parking area. The majority of the proposed work is on the lot located at 85 Executive Boulevard, but some driveway modifications are proposed on the lot located at 101 Executive Boulevard, for which the Applicant has obtained an access easement. The Applicant is proposing approximately 3,815.1 sq. ft. of disturbance to the approximately 8,723.9 sq. ft. of regulated wetland/watercourse buffer area on-site. The Applicant proposes the removal of one (1) regulated tree, requiring a Tree Removal Permit, and has prepared a landscaping plan providing for the planting of ten (10) trees, as replacement. The 85 Executive Boulevard property consists of approximately 55,995.1 sq. ft. (1.29 acres) and the 101 Executive Boulevard property consists of approximately 130,496 sq. ft. (2.99 acres). Both properties are situated on the northerly side of Executive Boulevard, approximately 200 feet east of the intersection of Executive Boulevard and Clearbrook Road. The properties are located in the PD Nonresidential Planned Development District and are designated on the tax map of the Town of Greenburgh as Parcel ID: 7.120-18-3 & 4.

Following Chairperson Pyne's introduction of the project, Robert Bernstein, Esq., of Bernstein & Associates, representing the Applicant, provided a detailed presentation of the project, involving the proposed addition of a loading dock and associated driveway modifications to a developed site. He reported that he appeared before the Conservation Advisory Council (CAC) which recommended an oil and water separator be added to the proposed drainage system, and the separator has now been included in the updated plans. Chairperson Pyne noted that the CAC also recommended alternative plantings for screening. Mr. Bernstein stated that he is amendable to the recommended plantings. Mr. Britton requested that the planting plan be updated with the proposed tree species. Mr. Bernstein responded that he would do so. Chairperson Pyne asked if there were any questions from the Board. There were none. Chairperson Pyne scheduled the project for a public hearing at the March 4, 2026 meeting. Mr. Britton stated that staff would prepare a notice and signage for the Applicant.

**b. Case No. PB 25-19 Bujaj, 5 Farm Way Drive (P.O. Ardsley, N.Y.) – Planning Board Steep Slope Permit and Tree Removal Permit**

A work session to discuss a Planning Board Steep Slope Permit and Tree Removal Permit application involving the proposed construction of a new one-family residence with related improvements on a vacant lot. The Applicant proposes approximately 950 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), approximately 82 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and approximately 0 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES). The project requires approximately 200 cubic yards of excavation and 0 cubic yards of imported fill. The Applicant is proposing the addition of 18 drywell units to handle stormwater runoff from impervious

surfaces. The Applicant is proposing to remove four (4) regulated trees, requiring a Tree Removal Permit, and has prepared a landscaping plan providing for the planting of 34 trees, as replacement. The subject property consists of approximately 0.92 acres (40,144 sq. ft.) and is situated on the northerly side of Farm Way Drive, approximately 300 feet from the intersection of Farm Way Drive and Winding Road South. The subject property is located in the R-40 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.430-308-3.3.

Following Chairperson Pyne's introduction of the project, Emilio Escaladas, P.E., representing the Applicant, provided a detailed presentation of the project, involving the proposed construction of a new one-family residence with related improvements on a vacant lot. Mr. Britton asked about the stormwater management system. Mr. Escaladas responded that a series of drywells are proposed around the property and would be able to handle a 100-year storm event. Chairperson Pyne asked if there were any questions from the Board. There were none. Chairperson Pyne scheduled the project for a public hearing at the March 4, 2026 meeting. Mr. Britton stated that staff would prepare a notice and signage for the Applicant.

**c. Case No. PB 15-26 Nogalo, 14 Castle Walk (P.O. Scarsdale, N.Y.) – Preliminary Subdivision, Planning Board Steep Slope Permit, and Tree Removal Permit**

A work session to discuss a Preliminary Subdivision, Planning Board Steep Slope Permit, and Tree Removal Permit application involving the proposed subdivision of one (1) existing lot for the purpose of creating three (3) buildable lots. The Applicant proposes the construction of three (3), approximately 3,600 sq. ft. one-family residences. Lot 1 is proposed to total 25,874 sq. ft., Lot 2 is proposed to total 31,978 sq. ft. and Lot 3 is proposed to total 20,077 sq. ft. Access to the site is proposed from Castle Walk, via a cul-de-sac extension built to Town standards. The Applicant proposes 12,226 sq. ft. of disturbance on 15-25% slopes (STEEP SLOPES), 13,473 sq. ft. of disturbance on 25-35% slopes (VERY STEEP SLOPES) and 21,790 sq. ft. of disturbance on 35%+ slopes (EXCESSIVELY STEEP SLOPES). The project involves approximately 100 cubic yards of cut and approximately 0 cubic yards of imported fill. The Applicant proposes the removal of 84 regulated trees, requiring a Tree Removal Permit, and has prepared a landscaping plan providing for the planting of 102 trees, as replacement. The subject property consists of approximately 98,466 sq. ft. (2.26 acres) and is situated on the southeast side of Castle Walk. The subject property is located in the R-20 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.530-363-29.

*At the request of the Applicant, this project was not discussed and will be scheduled for a future Planning Board work session.*

**d. Case No. PB 25-13 Kohn, 0 Peter Bont Road (P.O. Irvington, N.Y.) – Planning Board Steep Slope Permit, Wetland/Watercourse Permit, and Tree Removal Permit**

A work session to discuss a Planning Board Steep Slope Permit, Wetland/Watercourse Permit, and Tree Removal Permit application involving the proposed construction of a new one-family residence on a vacant lot, with related improvements. The Applicant proposes approximately 8,733 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), approximately 2,422 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and approximately 2,483 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES). The Applicant proposes approximately 1,274 cubic yards of excavation and 0 cubic yards of imported fill. A wetland and watercourse run through the eastern portion of the property. The Applicant is proposing approximately 29,517 sq. ft. of disturbance within the 100-foot regulated buffer area on the site. No direct disturbance to the wetland or watercourse is proposed. The Applicant is proposing the removal of 100 regulated trees, requiring a Tree Removal Permit, and has prepared a landscaping plan providing for the planting of 72 trees, as replacement. In a memorandum dated February 5, 2026, the Deputy Building Inspector identified the following required Area Variances: (1) From the Town Zoning Ordinance: Required street frontage, 25 feet (required) to 0 feet (proposed); and (2) From New York State Town Law §280-a(5) : Development of a plot that does not directly abut a street or highway, from 15 feet (required) to 14 feet (proposed). The subject property consists of approximately 208,652 sq. ft. (4.72 acres) and is situated at the end

of Blueberry Hill Road, through an access strip. The subject property is located in the R-40 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.440-252-4.

Following Chairperson Pyne's introduction of the project, Andy Cheung, P.E., of AC Engineering, PLLC, representing the Applicant, provided a detailed presentation of the project and added that the Applicant has obtained a New York State Department of Environmental Conservation (NYSDEC) Wetland Permit. Mr. Britton explained that, starting January 1, 2025, the NYSDEC has expanded the wetlands it may exercise jurisdiction over to include nearly all wetlands within the Town. Mr. Cheung continued his presentation, indicating that the proposed stormwater management system has been designed to handle a 25-year storm event. Chairperson Pyne asked about the required Area Variances. Mr. Cheung responded that the Area Variances relate to street frontage and added that the Applicant will have to petition the Town Board for a sewer district extension. Mr. Britton recited the required Area Variances pursuant to a memorandum issued by the.... and asked if the Applicant has an easement for the shared driveway. Guy Kohn, R.A., Applicant and Owner of the property, responded that he does have a recorded easement for the shared driveway which covers maintenance and snow removal. Mr. Britton requested that the Applicant review the proposed landscaping plan. Mr. Kohn presented a sketch model of the project and explained that the landscaping would be predominantly native plant species with some non-native species. Ms. Magana asked if a maintenance plan would be provided for the rain gardens. Mr. Cheung responded that there would be a maintenance plan.

Chairperson Pyne asked Board members' opinions on issuing a recommendation to the Zoning Board of Appeals on the required Area Variances. Mr. Britton noted that the Applicant does own an access strip and could construct a driveway through the access strip, but doing so would result in additional tree removals and steep slope disturbances, as well as additional impacts to neighboring properties. Chairperson Pyne felt that a positive recommendation could be appropriate. The Board agreed. Chairperson Pyne directed staff to prepare a draft recommendation to the Zoning Board for consideration at the March 4, 2026 Planning Board meeting.

e. **Case No. PB 25-34** Gen Korean BBQ, 355 Central Park Avenue North (P.O. Hartsdale, N.Y.) – *Special Use Permit (Restaurant) and Shared Parking Reduction*

A work session to discuss a Special Use Permit (Restaurant) application and a Planning Board Shared Parking Reduction request involving the proposed conversion of a former retail space (former Verizon store) into a restaurant space. The proposed restaurant would occupy the 10,725 sq. ft. vacant retail space and contain 421 seats. The proposed restaurant would require 89 additional off-street parking spaces, and the Applicant is proposing to remove three (3) existing off-street parking spaces to accommodate truck turning maneuvers and fire apparatus, resulting in the need for a Shared Parking Reduction of 92 parking spaces. The Applicant has prepared a parking study which has been reviewed by the Town's Traffic Consultant. The property has previously received Shared Parking Reductions of seven (7) spaces (Case No. PB 24-20), seven (7) spaces (Case No. PB 12-09), and five (5) spaces (Case No. PB 11-21). The subject property consists of approximately 246,985 sq. ft. (5.67 acres) and is situated on the western side of Central Park Avenue North (NYS Route 100) across from the intersection of Central Park Avenue North and Battle Avenue. The subject property is located in the CA Central Avenue Mixed-Use Impact District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.150-96-3.

Following Chairperson Pyne's introduction of the project, Mr. Marc Newman, of Brixmor Property Group, site owner, and Mr. John McKay, of Gen Korean BBQ, the Applicant, provided a detailed presentation of the project, involving the proposed conversion of a former retail space (former Verizon store) into a restaurant space. Mr. McKay explained that he operates other restaurants with both sushi and Korean BBQ concepts, but this restaurant would be the first to have three (3) different concepts with the addition of hotpot tables. Colette DiLauro, P.E., of Langan Engineering, representing the Applicant, continued the presentation, noting that trailers were identified as blocking some parking spaces and the Applicant is working to remove them, adding that employees would be required to park in the rear of the site. Ms. DiLauro stated that there is a cross-access easement

between the subject property and the neighboring shopping center to the south (Hartsdale Central Plaza) and, to mitigate concerns about patrons of the restaurant parking on the neighboring property, the Applicant is proposing to include signage that vehicles may be towed if they are not parked in the proper shopping center. Mr. Newman stated that the bank closes before the peak hour of the restaurant, and the bank's parking spaces would be available. Mr. McKay stated that the lunch peak demand is largely for the sushi aspect of the restaurant, and the restaurant would close at 10:00 pm or 10:30 pm at the latest.

Mr. Britton asked if there would be differing demand for the various restaurant concepts. Mr. McKay responded that it really depends on the customer. Mr. Pillinger asked if there is anticipated bar usage. Mr. McKay responded that while the restaurant would have a bar, no happy hour is proposed and bar use is not anticipated. John Canning, P.E., of Kimley-Horn, the Town's Traffic Consultant for this project, explained that there is a potential peak demand for 302 off-street parking spaces, with 338 parking spaces supplied. He stated that the main concern relates to the location of the parking spaces, as while mathematically there is enough parking, available spaces in front of H-Mart will be much less desirable than nearby spaces to the proposed use. Chairperson Pyne asked how many employees are anticipated to be needed. Mr. McKay responded that 30-35 employees are expected at peak times. Mr. Britton asked if there would be a shift overlap. Mr. McKay responded that there would be a shift change around 4:30 pm to 5:30 pm.

Chairperson Pyne stated that a Shared Parking Reduction, if granted, runs with the land, and asked if the Board had the ability to condition the reduction on the use. Ms. Magana responded that a Shared Parking Reduction is granted based on conditions presented to the Board, and if those conditions change, the Applicant can be required to come back to the Board. Chairperson Pyne opined that 421 seats is a large number of seats and asked if any bus or tour groups were anticipated to patronize the restaurant. Mr. McKay responded that he did not anticipate that, as the use is generally a slower dining experience. Chairperson Pyne asked what is in the containers stored in the parking spaces to the rear of the center. Mr. Newman responded that the containers belong to H-Mart and he is working with H-Mart to remove the containers. Ms. Kelly Wood, of Brixmor Property Group, site owner, added that the containers are typically rotated and not stored for long periods of time. Mr. Canning noted that while the Town's off-street parking requirements for retail uses may be outdated, for restaurants, requiring one (1) parking space per three (3) seats is still very relevant. Mr. McKay stated that employees would be restricted from parking in the most desirable parking spaces. Chairperson Pyne asked if valet parking or stacked parking has been considered. Mr. McKay responded that he was not aware of any valet parking in a suburban environment.

Mr. Britton asked if there was an opportunity for a crosswalk from the southern parking area to the building. Ms. DiLauro responded that she was not sure, as it is a short distance and she did not want to remove any additional parking spaces from the site. Chairperson Pyne asked how many restaurant signs are proposed. Mr. McKay responded that one sign per concept would be included. Chairperson Pyne noted that variances for the signs may be required. Ms. DiLauro stated that signage would be a separate application. Mr. Britton indicated that submitting a signage plan now would be a time saving measure for the Applicant and asked where deliveries are proposed to come into the restaurant. Mr. McKay responded that deliveries are proposed to utilize the existing ramp to a door on the southern side of the building. Mr. Britton noted that dumpsters behind the building appear to be haphazardly placed and requested that the Applicant designate a refuse area to be shown on the plans. Mr. Britton suggested that an ADA accessible parking space be added to the parking area along the south side of the building. Mr. Canning added that the parking space being removed for fire truck access could be used as the ADA access aisle. Mr. Newman stated that an ADA space could be added if the grades work. Chairperson Pyne observed that additional restroom stalls may be required and asked if lockers for employees' personal effects would be provided. Mr. McKay responded that there is a room provided for in the rear for employee storage. Mr. Britton asked if there is an employee-only bathroom. Mr. McKay responded that there was not. Mr. Britton suggested that interior signage to help guide guests to the bathroom be included. Mr. McKay responded that this could be done. Chairperson Pyne requested that the Applicant identify the locations of nearby bus stops on Central

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Park Avenue and to show the pedestrian access route from Central Park Avenue to the proposed restaurant.

Mr. Britton requested that the response materials and updated plans be provided by early next week, in order for this project to be on for a continued work session at the March 4, 2026 Planning Board meeting.

6. **ESTABLISH DATE FOR NEXT MEETING**

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Wednesday, March 4, 2026, and is scheduled to begin at 7:00 pm.

7. **ADJOURNMENT**

The February 18, 2026 Work Session of the Town of Greenburgh Planning Board was adjourned at 9:38 p.m.

Respectfully submitted,



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Matthew Britton, AICP  
Town Planner,  
Department of Community Development and Conservation