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**TOWN OF GREENBURGH
PLANNING BOARD MINUTES
GREENBURGH – NEW YORK**

APR 15 2026

**TOWN OF GREENBURGH
DEPARTMENT OF COMMUNITY
DEVELOPMENT & CONSERVATION**

The Work Session of the Planning Board of the Town of Greenburgh began at 7:16 pm on Monday, March 30, 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, Edwin Weinberg, Marc Pillinger, Emily Anderson, Natasha Robinson (Alternate #1, Voting Member for Certain Projects), and Vikash Patel (Alternate #2, Voting Member for Certain Projects)

Absent: None

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

Chairperson Pyne announced that Mr. Patel would be a voting alternate member for the minutes, Case No. PB 21-23, and Case No. TB 25-03/PB 25-36, and Ms. Robinson would be a voting alternate member for Case No. PB 25-29 and Case No. PB 25-34.

2. APPROVAL OF MINUTES

a. March 18, 2026

Chairperson Pyne asked if there were any comments on the draft minutes of the March 18, 2026 Planning Board Work Session prepared by staff. There were none. Chairperson Pyne stated that he had one (1) modification related to suggesting the Applicant determine if striping a crosswalk would require NYSDOT approval under Case No. PB 25-34. The Board agreed with the modification.

On a motion made by Mr. Pillinger and seconded by Mr. Patel, the Planning Board unanimously voted to approve the minutes of the March 18, 2026 Planning Board Work Session, as amended.

3. CORRESPONDENCE

a. Case No. PB 21-23 DiNapoli, 1490 & 1952 Saw Mill River Road (P.O. White Plains, N.Y.) – 6th Preliminary Subdivision Extension Request

Chairperson Pyne stated that the Applicant has requested a sixth 180-day extension of its Preliminary Subdivision approval. Mr. Britton provided background on the project, stating that after obtaining Preliminary Subdivision approval, the Project Engineer had been working with the Town to address questions and requests of the Building Department and Bureau of Engineering. He noted that the former Project Engineer has stepped down from the project, and the Applicant has recently secured a new Engineer who will move forward with the project. Ms. Magana added that the Applicant addressed significant comments from the Fire District as well.

On a motion made by Mr. Patel and seconded by Mr. Pillinger, the Planning Board unanimously voted to grant a 180-day extension of the Preliminary Subdivision approval, valid through October 1, 2026.

4. PUBLIC HEARINGS AND PUBLIC DISCUSSION

Full transcripts of the items on for public hearing and public discussion will be made available through the Department of Community Development and Conservation and will be posted on the Town of Greenburgh website.

a. **Case No. PB 25-29** Paladino, 140 Nepperhan Avenue (P.O. Elmsford, N.Y.) – Site Plan

A public hearing to discuss a Site Plan application involving the proposed conversion of a vacant lot into material and vehicle storage space. The proposed material storage area would occupy approximately 2,500 sq. ft. of the lot. The Applicant is proposing ten (10) off-street parking spaces and to utilize approximately 10,250 sq. ft. of the subject site for vehicle storage. The Applicant is proposing a five foot (5') wide landscaped buffer around the entire property, except for the entrance gate. The entire property is located within the FEMA 100-year floodplain and may require a Floodplain Development Permit from the Bureau of Engineering. The subject property consists of approximately 0.34 acres (15,000 sq. ft.) and is situated on the northwesterly side of the intersection of North Payne Street and Nepperhan Avenue. The subject property is located in the LI Light Industrial District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.180-52-11.

On a motion made by Ms. Robinson and seconded by Ms. Anderson, the Planning Board unanimously voted to close the public hearing and to keep the written record open through April 8, 2026.

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

A public hearing 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 407 seats. The proposed restaurant would require 89 additional off-street parking spaces, and the Applicant is proposing to remove eleven (11) existing off-street parking spaces to accommodate truck turning maneuvers and fire apparatus, while adding ten (10) off-street parking spaces to various portions of the site, resulting in the need for a Shared Parking Reduction of 90 off-street 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 westerly 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.

On a motion made by Mr. Pillinger and seconded by Ms. Anderson, the Planning Board unanimously voted to close the public hearing and to keep the written record open through April 8, 2026.

5. OLD BUSINESS – WORK SESSION

a. **Case No. PB TB 25-03/25-36** 1 Lawrence Ardsley, LLC, 1 Lawrence Street (P.O. Ardsley, N.Y.) – Town Board Site Plan (Referral from Town Board), Town Board Tree Removal Permit, Zoning Board of Appeals Special Use Permit, Planning Board Steep Slope Permit, and Planning Board Wetland/Watercourse Permit

A continued work session (January 21, 2026 and March 18, 2026) to discuss a Site Plan (Town Board approval – referral to Planning Board), Tree Removal Permit Application (Town Board), Special Use Permit (Zoning Board of Appeals), Steep Slope Permit (Planning Board), and Wetland/Watercourse Permit (Planning Board) application involving the proposed construction of an approximately 110,000 sq. ft. contractor storage yard associated with a scaffolding business, and an unrelated off-street parking area for separate cargo truck storage. In total, the Applicant proposes 48 off-street parking spaces for the cargo trucks, and 64 off-street parking spaces associated with the contractor yard use. The site was the subject of environmental remediation through the New York State Department of Environmental Conservation's Brownfield Cleanup Program, certified as complete on May 15, 2025. The Applicant proposes to utilize the existing driveway on the site (with modifications) and create a new curb cut onto Lawrence Street. The Applicant proposes approximately 3,073 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), approximately 730 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and approximately 954 sq. ft. of

disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES). The Applicant proposes the removal of three (3) regulated trees and has prepared a landscaping plan providing for the planting of 145 trees and 15 deciduous shrubs, as replacement. The Applicant proposes approximately 9,497 cubic yards of imported fill, requiring a Fill Permit from the Town Engineer. The Applicant proposes approximately 63,074 sq. ft. of disturbance to the regulated buffer area of an existing watercourse. The subject property consists of approximately 10.77 acres (469,192 sq. ft.) and is situated on the northerly side of Lawrence Street, approximately 150 feet west of the intersection of Saw Mill River Road and Lawrence Street. The subject property is located in the GI General Industrial District and is designated on the tax map of the Town of Greenburgh as Parcel ID 8.370-265-1, 2, 3 & 4.

Following Chairperson Pyne's introduction of the application, Jacob Amir, Esq., of Zarin & Steinmetz, LLP, representing the Applicant, explained that the application is before the Planning Board on referral from the Town Board associated with the Applicant's Site Plan application and the Town Board would ultimately be responsible for completing its SEQRA responsibilities. Chairperson Pyne reviewed the Applicant's letter dated March 24, 2026. Mr. Britton stated that stormwater management considerations are a part of site plan review, and asked the Applicant how the Planning Board would be able to issue a recommendation on the stormwater management aspect of the project without a SWPPP or similar document. Marc Petrero, P.E., of JMC PLLC, representing the Applicant, responded that he would have to get back to the Board on this. He stated that the Applicant is not aware of flooding on the property. Mr. Britton stated that he spoke with the Town Engineer and a representative from Westchester County who both indicated that while they do not have anecdotal evidence of flooding, flooding is presumed due to the area being within the 100-year FEMA floodplain. Mr. Petrero reviewed the pervious asphalt maintenance requirements, which involve quarterly vacuum sweeps.

Chairperson Pyne asked if the Applicant would be improving the sidewalk across the property's frontage. Mr. Petrero confirmed that the Applicant would be improving the sidewalk. Chairperson Pyne asked about the potential to restrict left-out movements from the western driveway. Mr. Petrero responded that movement restrictions are not proposed at this time. Ms. Magana reported that the Town's Traffic & Safety Unit Sergeant reviewed the plans regarding the proposed flashing pedestrian warning signs, and he expressed some concerns with warning pedestrians about oncoming vehicles, rather preferring warning vehicles about oncoming pedestrians. Chairperson Pyne requested that the Applicant review the sight distances for trucks turning right from Saw Mill River Road to Lawrence Street. Mr. Petrero stated that the Applicant conducted field measurements of the sight distance and concluded that the provided 400 feet of sight distance is greater than the desired 305 feet for stopping a vehicle traveling at 40 miles per hour. Thomas Zhao, EIT, of Kimley-Horn, on behalf of the Town's Traffic Consultant for this project, questioned if the 400-foot sight distance was still available with summer foliage growth. Mr. Petrero disagreed with the need for a 400-foot sight distance, explaining that 305 feet is enough sight distance for vehicles traveling at 40 miles per hour.

Mr. Weinberg asked what would happen with the existing loading dock. Mr. Britton stated that it is proposed to be removed and turned into the western entrance. Mr. Weinberg asked if there were changes to the grading of the property as part of the Brownfield Cleanup Program. Mr. Petrero responded that he was not aware of any and would have to check with the environmental consultant. Mr. Amir added that changes to the grade would not necessarily increase flooding as the materials are pervious. Mr. Weinberg noted that the materials could still become saturated and impact flooding, and asked if the materials proposed for storage could be swept away in a flood. Mr. Amir responded that the site is proposed to be fenced in and, therefore, storage of materials would be contained on the site even during a flooding event. Mr. Britton requested that the Applicant review the FEMA 100-year floodplain on the plans. Mr. Weinberg asked about the proposed lighting, recalling recent reports of vandalism at the site. Mr. Petrero responded that lighting is proposed on-site and would be dimmed at night. He reviewed the 100-year floodplain on the plans.

Ms. Anderson asked about the location of the imported fill. Mr. Petrero responded that the amount of fill has been reduced from the amount previously proposed, and there would be a net cut within

the floodplain area on-site. Mr. Britton asked how a net cut would be achieved in the floodplain. Mr. Petrero responded that there is a 12-inch cap. Mr. Britton asked if the Applicant is proposing to dig into the cap. Mr. Petrero responded that digging into the cap is proposed and the Applicant would have to give notice to the NYS DEC. He added that the Applicant would have an environmental consultant to ensure that the work meets the necessary environmental standards. Mr. Pillinger requested a copy of the environmental standards. Mr. Britton asked how much the Applicant is proposing to cut into the cap. Mr. Petrero responded that he is not sure.

Chairperson Pyne asked about the outstanding items that the Bureau of Engineering has requested information on. Mr. Britton reported that the Bureau of Engineering is waiting on more information about the SWPPP, a cut/fill analysis, and updates to the survey to show the locations of various utilities. Chairperson Pyne asked if the Applicant is willing to consent to a further 30-day extension of time for the Planning Board to issue its recommendation to the Town Board, noting that the current extension runs through April 20th, with the next Planning Board meeting scheduled for April 15th. Mr. Amir responded that the Applicant is not willing to consent to an extension at this time.

At 9:01 pm, on a motion made by Mr. Pillinger and seconded by Mr. Patel, the Planning Board unanimously voted to adjourn to obtain legal advice. The adjournment lasted 20 minutes, until 9:21 pm, and no votes were taken.

Chairperson Pyne announced that no votes were taken during the adjournment. He once again asked if the Applicant was willing to consent to an extension. Mr. Amir responded that it was not. Chairperson Pyne directed staff to prepare a draft recommendation to the Town Board for the Planning Board's consideration at the April 15, 2026 meeting.

6. ESTABLISH DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Wednesday, April 15, 2026, and is scheduled to begin at 7:00 pm.

7. ADJOURNMENT

The March 30, 2026 Work Session of the Town of Greenburgh Planning Board was adjourned at 9:22 p.m.

Respectfully submitted,



Matt Britton, AICP
Planner,
Department of Community Development and Conservation