



**TOWN OF GREENBURGH
PLANNING BOARD MINUTES
GREENBURGH – NEW YORK
Wednesday – April 15, 2026**

RECEIVED

MAY 08 2026

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

The Work Session of the Planning Board of the Town of Greenburgh began at 7:04 pm on Wednesday, April 15, 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: Aaron Schmidt, Deputy Commissioner, CD&C
Matt Britton, AICP, Planner, CD&C
Amanda Magana, Esq., First Deputy Town Attorney

2. APPROVAL OF MINUTES

a. March 30, 2026

Chairperson Pyne asked if there were any comments on the draft minutes of the March 30, 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 March 30, 2026 Planning Board Work Session, as written.

3. CORRESPONDENCE

a. Case No. PB 24-09 *Chao, Vacant Lot - Clayton Road (P.O. Scarsdale, N.Y.) – 1st Preliminary Subdivision Extension Request*

Mr. Schmidt reported that the Applicant has requested a 180-day extension of its Preliminary Subdivision approval. He stated that the Applicant has been working toward satisfying the conditions required for Final Subdivision approval and anticipates receiving signoff from the Westchester County Department of Health in the near future. He added that staff will be following up with the Bureau of Engineering regarding issuance of a will-serve letter. Chairperson Pyne asked if there were any comments. There were none.

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

b. Case No. PB 22-20 *Elmwood Preserve, 850 Dobbs Ferry Road (P.O. White Plains, N.Y.) – 6th Preliminary Subdivision Extension Request*

Mr. Schmidt reported that the Applicant has requested a 90-day extension of its Preliminary Subdivision approval and has submitted a plat for Final Subdivision approval, which is currently under staff review. He stated that staff anticipates completing its review in the near future. Mr. Schmidt noted that while the Applicant requested a 90-day extension, the Planning Board has the discretion to grant up to 180 days. Chairperson Pyne asked whether the Applicant has been responsive to staff comments. Mr. Schmidt stated that the Applicant has been responsive and has been working cooperatively with staff. Chairperson Pyne asked if there was any reason not to grant an extension longer than 90-days. Mr. Schmidt stated that there was no such reason.

On a motion made by Mr. Pillinger and seconded by Mr. Patel, the Planning Board unanimously voted to grant a 180-day extension of the Preliminary Subdivision approval, valid through October 30, 2026.

4. OLD BUSINESS – WORK SESSION

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

A work session to discuss the decision of 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.

Mr. Schmidt reported that no comments were received following closure of the public hearing and that staff prepared and distributed a draft SEQRA determination and draft decision for the Board's consideration this evening. He stated that the project qualifies as a Local Type I action and reviewed site-specific conditions in the draft decision, including a condition prohibiting vehicle servicing on-site and a condition requiring repair of the sidewalk prior to issuance of a Final Certificate of Occupancy. Chairperson Pyne noted that the draft Negative Declaration references comments from the Police and Fire Departments, which were not received, and requested that this language therefore be updated. The Board agreed.

Ms. Robinson asked about the proposed landscaping and whether plantings would be installed in the ground or in containers. Mr. Joseph Paladino, the Applicant, stated that plantings would be installed within a seven-foot-wide mulched bed around the perimeter of the site and that similar plantings on an adjacent property have survived. Mr. Patel asked whether irrigation would be provided, with Mr. Paladino responding that water would be available on-site. Chairperson Pyne noted that any plantings that do not survive would be required to be replaced, and Mr. Schmidt confirmed that this requirement would be enforced.

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

On a motion made by Ms. Robinson and seconded by Mr. Pillinger, the Planning Board unanimously voted to adopt a Negative Declaration, as amended, under SEQRA.

On a motion made by Mr. Patel and seconded by Ms. Robinson, the Planning Board unanimously voted to approve the Site Plan application.

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 work session to discuss the decision of 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 apparatuses, 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.

Chairperson Pyne stated that staff had prepared and distributed a draft SEQRA determination and draft decision for the Board's consideration this evening. Mr. Schmidt reported that no additional comments were received following closure of the public hearing and that the project qualifies as an Unlisted action under SEQRA. He stated that staff, in coordination with the Town's Traffic Consultant, prepared the draft decision. He reviewed provisions related to requiring the Applicant to provide a parking study four (4) to six (6) months after restaurant opening and requiring employee parking in certain areas of the lot. Mr. Schmidt noted that Mr. Weinberg had provided comments suggesting that the parking study be conducted over a longer duration and include additional days, including holidays. He stated that he reviewed these suggestions with the Town's Traffic Consultant, who recommended adding language providing that the Town may require the parking study to be conducted earlier and/or more frequently based on observed conditions.

Chairperson Pyne asked what entity would have the authority to require such additional studies. Ms. Magana stated that the Planning Board would have that authority. Ms. Robinson expressed support for the proposed language. Mr. Pillinger suggested that the language be clarified, and Chairperson Pyne proposed specifying that such determinations would be based on documented complaints, police reports, and observations by staff or Board members, subject to a majority vote of the Planning Board. Ms. Magana agreed that the language should reference the Planning Board specifically. Chairperson Pyne also suggested adding language requiring that all improvements conform to the approved plans referenced in the decision. Mr. Schmidt stated that such language would be incorporated.

Chairperson Pyne noted that a complaint had been received regarding clothing donation bins occupying two (2) off-street parking spaces and asked whether the issue had been addressed. Mr. Schmidt stated that he had contacted the company responsible for the bins, which indicated that the bins had been temporarily relocated due to site improvements currently taking place, and that the Building Department has required that the bins be moved out of any striped off-street parking stalls. Ms. Anderson noted minor typographical errors in the draft decision and asked about enforcement provisions. Ms. Magana stated that failure to comply with the conditions of approval could result in revocation of the approval.

On a motion made by Mr. Pillinger and seconded by Mr. Patel, the Planning Board unanimously voted to classify the proposed action as an *Unlisted* action, under SEQRA.

On a motion made by Ms. Robinson and seconded by Mr. Pillinger, the Planning Board unanimously voted to adopt a Negative Declaration under SEQRA.

On a motion made by Ms. Anderson and seconded by Ms. Robinson, the Planning Board unanimously voted to approve the Special Use Permit, as amended.

On a motion made by Mr. Patel and seconded by Mr. Pillinger, the Planning Board unanimously voted to approve the Shared Parking Reduction request, as amended.

- c. **Case No. TB 25-03** 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, March 18, 2026, March 30, 2026) to discuss the recommendation of 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.

Chairperson Pyne stated that the Applicant is seeking a recommendation from the Planning Board associated with the Town Board's referral of the Applicant's Site Plan application. Mr. Schmidt reported that the Planning Board had previously requested additional information from the Applicant, not all of which had been submitted during the Board's review period. He stated that staff requested that the Applicant consent to an extension of the Planning Board's referral period; however, the Applicant declined. Mr. Schmidt advised that, as a result, staff prepared a draft recommendation for the Board's consideration this evening.

Mr. Schmidt stated that a Stormwater Pollution Prevention Plan (SWPPP) had not been submitted at the time the draft recommendation was prepared but was submitted shortly before the meeting. He explained that the submission was provided for staff review and not for Planning Board review at this time, as confirmed by Applicant's counsel via email. Jacob Amir, Esq., of Zarin & Steinmetz, LLP, representing the Applicant, confirmed that the SWPPP submission was intended for staff review and not for Planning Board consideration, and therefore requested that the Planning Board move forward this evening with consideration of its recommendation to the Town Board.

Mr. Britton reviewed a modification to the draft document prepared by staff which clarifies that the Planning Board recommends the Town Board take into consideration potential impacts associated with changes to the proposed uses on the site, as the Applicant has indicated that it intends to sell the property.

Mr. Schmidt asked whether the draft recommendation should be updated to reflect the timing of the SWPPP submission. Ms. Magana suggested that the recommendation could note that the SWPPP was not submitted in time for Planning Board review. Mr. Schmidt suggested that the Applicant's email correspondence could be attached to the recommendation. Chairperson Pyne stated that the recommendation should accurately reflect the status of the submission at the time of the recommendation issuance. Chairperson Pyne noted that the recommendation is neither positive nor negative, but rather outlines the Planning Board's comments and recommendations for the Town Board. Mr. Britton added that Mr. Weinberg had suggested additional recommendations, including the submission of a survey of the lot to include any utilities, and the Applicant provide an evaluation of changes in site elevations as a result of the Brownfield Cleanup Program, and whether or not those changes would have an impact on flooding. Chairperson Pyne agreed with the additional recommendations and asked if there were any comments. There were none.

On a motion made by Ms. Anderson and seconded by Mr. Pillinger, the Planning Board unanimously voted to issue a recommendation to the Town Board on the Site Plan application referral, as amended.

5. 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 25-25 205-207 Saw Mill River Road, LLC, 205-207 Saw Mill River Road (P.O. Elmsford, N.Y.) –Site Plan and Landscape Buffer Waivers

A public hearing to discuss a 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 site is entirely covered in impervious surfaces. On March 19, 2026, the Zoning Board of Appeals granted the following Area Variances: (1) Maximum impervious surface coverage, from 80% (permitted) to 100% (approved); (2) Minimum distance between parking lot and principal building, from 25 feet (required) to 0 feet (approved); (3) Minimum distance from north side property line to off-street parking, from 25 feet (required) to 0 feet (approved); (4) Minimum distance from south side property line to off-street parking, from 25 feet (required) to 0 feet (approved); and (5) Minimum distance from rear side property line to off-street parking, from 25 feet (required) to 0 feet (approved). The Deputy Building Inspector additionally identified that Landscape Buffer Waivers from 10 feet (required) to 0 feet (proposed) 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.

On a motion made by Ms. Robinson and seconded by Mr. Patel, the Planning Board unanimously voted to close the public hearing and to keep the written record open through April 24, 2026.

b. Case No. PB 25-34 Galvanize LLC, 85 & 101 Executive Boulevard (P.O. Elmsford, N.Y.) – Amended Site Plan, Wetland/Watercourse Permit, and Tree Removal Permit

A public hearing 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 3,992.1 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.

On a motion made by Mr. Patel and seconded by Mr. Pillinger, the Planning Board unanimously voted to close the public hearing and the written record.

6. OLD 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 the decision of 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 3,992.1 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.

Chairperson Pyne requested that staff review the draft decision and recent modifications.

Mr. Britton reviewed the site-specific conditions contained in the draft decision, requiring the Applicant to provide funds for the relocation of a fire hydrant and repair any damaged curbing. Mr. Schmidt stated that staff recommends adding an additional condition requiring the Applicant to submit documentation to the Town's Traffic Consultant and Building Inspector's office demonstrating truck turning movements, prior to issuance of a Building Permit, but no later than sixty (60) days from the date of Planning Board approval. Chairperson Pyne confirmed that the Board is in agreement with the additional condition. Mr. Schmidt asked if the Applicant is agreeable to paying any necessary fees for the Town's Traffic Consultant's review. Robert Bernstein, Esq., of Bernstein & Associates, representing the Applicant, confirmed that the Applicant would cover any fees necessary for this review to be carried out. He requested that staff provide the Applicant with specific details for what should be submitted in connection with the request for documentation regarding truck turning movements. Mr. Schmidt confirmed that specific details would be provided.

On a motion made by Ms. Robinson and seconded by Mr. Patel, 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. Anderson, the Planning Board unanimously voted to approve the Amended Site Plan, as amended.

On a motion made by Ms. Robinson and seconded by Mr. Patel, the Planning Board unanimously voted to approve the Wetland/Watercourse Permit, as amended.

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

7. NEW BUSINESS – WORK SESSION

a. Case No. PB 23-13 635 White Plains Road Realty, LLC, 635 Old White Plains Road (P.O. Tarrytown, N.Y.) – Preliminary Subdivision and Planning Board Steep Slope Permit

A work session to discuss a Preliminary Subdivision and Planning Board Steep Slope Permit application involving the proposed subdivision of one (1) lot into two (2) lots, to facilitate the construction of a new single-family home, with related improvements. The lot contains an existing commercial building, which is proposed to remain. The Applicant proposes approximately 2,532 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), approximately 1,051 sq. ft. of disturbance to

25-35% slopes (VERY STEEP SLOPES), and approximately 2,737 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES). The project requires approximately 423 cubic yards of excavation and 0 cubic yards of imported fill. The project also involves the legalization of a lot line between 635 White Plains Road and 629 White Plains Road. The subject property consists of approximately 22,488 sq. ft. (0.52 acres) and is situated on the northerly side of Old White Plains Road, at the intersection of Old White Plains Road and Dunnings Drive. The subject property is located in the CB Close Business District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.170-46-15.

Following Chairperson Pyne's introduction of the project, Shea Graham, P.E., of Hudson Engineering, representing the Applicant, provided a presentation of the proposal involving the proposed subdivision of one (1) lot into two (2) lots, to facilitate the construction of a new single-family home, and stated that two (2) area variances may be required. Mr. Britton noted that the Building Inspector had reviewed the project and indicated that it had no comments, but that confirmation is needed regarding whether variances are required. Mr. Schmidt noted that no regulated trees are proposed for removal and asked if a landscaping plan would be provided, as landscaping is typically installed in connection with one-family residential development. Chairperson Pyne observed that the parking area of the existing building appears to encroach into the Town right-of-way and asked how that condition would be addressed. Mr. Graham stated that he would review the issues and report back to the Board. Mr. Schmidt stated that staff could coordinate with the Building Inspector on that matter as well.

Chairperson Pyne asked whether the proposed stormwater management system could be enhanced beyond what is proposed, which is to accommodate the 25-year storm event. Mr. Graham stated that the system could potentially be designed to accommodate a 50-year storm event. Chairperson Pyne requested that the Applicant evaluate that option. Ms. Anderson asked about potential stormwater impacts to the adjacent park property. Ms. Magana stated that the project is required to result in no net increase in stormwater runoff and that the Applicant has indicated a willingness to increase the capacity of the stormwater management system.

Mr. Schmidt asked about site grading and whether portions of the property drain toward Dunnings Drive, the park property, or otherwise. Mr. Graham stated that some runoff would flow in the direction of Dunnings Drive, while other areas would drain toward the park property and Old White Plains Road. Chairperson Pyne asked whether the sidewalk along Old White Plains Road could be extended across the property's frontage, noting that the frontage is occupied by the parking area in the right of way. Mr. Graham stated that he would evaluate that possibility.

Chairperson Pyne asked for clarification regarding the potential variances. Mr. Graham stated that a lot width variance may be required, as the proposed new lot would have a width of 99.4 feet where 100 feet is required. Mr. Britton asked whether the lot line could be adjusted to achieve compliance, and Mr. Graham stated that this would be reviewed. Mr. Graham stated that a front yard setback variance may be required for the existing building. Mr. Schmidt noted that the structure is pre-existing nonconforming and may not require a variance, though this would be reviewed with the Building Inspector's office. Chairperson Pyne asked whether an existing stormwater system is present on the lot with the existing building. Mr. Schmidt observed a drain inlet on the plans and requested that the Applicant evaluate where the inlet leads, its condition, and capacity. Mr. Graham stated that this would be reviewed.

Chairperson Pyne stated that the application would be scheduled for a future work session upon receipt of the requested information.

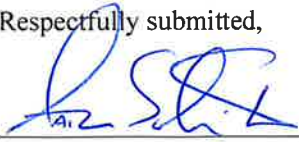
8. ESTABLISH DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Wednesday, May 6, 2026, and is scheduled to begin at 7:00 pm.

9. **ADJOURNMENT**

The April 15, 2026 Work Session of the Town of Greenburgh Planning Board was adjourned at 8:37 p.m.

Respectfully submitted,



Aaron Schmidt
Deputy Commissioner,
Department of Community Development and Conservation

TOWN OF GREENBURGH
PLANNING BOARD

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1. ROLL CALL

5. ITEMS FOR PUBLIC HEARINGS/PUBLIC DISCUSSION

- a. CASE NO. PB 25-05
205-207 SAW MILL RIVER ROAD, LLC.
205-207 Saw Mill River Road
(P.O. Elmsford, N.Y.)

- b. CASE NO. PB 25-39
GALVANIZE, LLC.
85 & 101 Executive Boulevard
(P.O. Elmsford, N.Y.)

ADJOURNMENT.

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Greenburgh Town Hall
177 Hillside Avenue
Greenburgh, New York 10607
April 15, 2026

HYBRID PLANNING BOARD MEETING

BARBARA MARCIANTE,
Official Court Reporter

RECEIVED

MAY 21 2026

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

A P P E A R A N C E S:

DYLAN PYNE, CHAIRPERSON

EMILY ANDERSON, Board Member
MARC PILLINGER, Board Member
EDWIN WEINBERG, Board Member (Not Present)

VIKASH PATEL, Alternate Board Member
NATASHA ROBINSON, Alternate Board Member

AMANDA MAGANA, First Deputy Town Attorney

AARON SCHMIDT,
Deputy Commissioner of The Department of
Community Development and Conservation

MATTHEW BRITTON,
PLANNER of the Department of
Community Development and Conservation

1 CHAIRPERSON PYNE: I will entertain a motion to
2 open the Public Hearing portion of our meeting.

3 ALTERNATE BOARD MEMBER ROBINSON: So moved.

4 CHAIRPERSON PYNE: Moved Ms. Robinson.

5 BOARD MEMBER PILLINGER: Second.

6 CHAIRPERSON PYNE: Second Mr. Pillinger. All in
7 favor?

8 BOARD MEMBER ANDERSON: Aye.

9 BOARD MEMBER PILLINGER: Aye.

10 ALTERNATE BOARD MEMBER PATEL: Aye.

11 ALTERNATE BOARD MEMBER ROBINSON: Aye.

12 CHAIRPERSON PYNE: Chair votes aye. All right,
13 welcome. It is still April 15th, 2026. And this is still
14 the Planning Board meeting. We have two Public Hearings on
15 our agenda for this evening.

16 The first is Case Number PB 25-05, 205-207 Saw
17 Mill River Road, LLC. The applicant is seeking a Site Plan
18 and Landscape -- Site Plan Approval and Landscape Buffer
19 Waivers.

20 Before we begin, Deputy Commissioner Schmidt, may
21 you conduct the roll?

22 DEPUTY COMMISSIONER SCHMIDT: Chairperson Pyne?

23 CHAIRPERSON PYNE: Yes.

24 DEPUTY COMMISSIONER SCHMIDT: Mr. Pillinger?

25 BOARD MEMBER PILLINGER: Here.

CASE NO. PB 25-05

1 DEPUTY COMMISSIONER SCHMIDT: Ms. Anderson?

2 BOARD MEMBER ANDERSON: Here.

3 DEPUTY COMMISSIONER SCHMIDT: Our alternate,
4 Ms. Robinson?

5 ALTERNATE BOARD MEMBER ROBINSON: Here.

6 DEPUTY COMMISSIONER SCHMIDT: Our alternate,
7 Mr. Patel?

8 ALTERNATE BOARD MEMBER PATEL: Here.

9 DEPUTY COMMISSIONER SCHMIDT: Both will be full
10 voting members in place of Mr. Weinberg, who is not present
11 this evening. Thank you.

12 CHAIRPERSON PYNE: Great. Thank you. The
13 applicant representing PB 25-05, welcome.

14 MR. GIOVANNI ZAPATA: Hi, good evening. My name
15 is Giovanni Zapata, G-I-O-V-A-N-N-I, Z-A-P-A-T-A,
16 registered architect. And I represent my clients in that
17 property, that premises at 205-207 Saw Mill River Road.
18 And thank you so much, first, for having us again to be
19 here after your recommendation to go to the Zoning Board.

20 I just want to let you know that we already have
21 the granted for the variances. Initially were like nine
22 variances and that was reduced to seven variances that were
23 granted. And basically, following your recommendations, so
24 we provide this set of drawings showing not only the fact
25 that the property, even though it's located, it's

1 residential and commercial. It's a mixed building located
2 in a Light Industrial area zoning.

3 So we receive the variance for the size of the
4 lot since the lot is more or less 4,700 or something like
5 this, and in a 40,000 square foot lot in that area. So we
6 got the variances for all of the setbacks and the
7 non-conforming building because it's a mixed building.

8 So basically, we are here to request the Site
9 Plan Approval, according to your recommendations.
10 Basically, as you know, the scope of work is integral
11 exterior renovation, including the renovation of the
12 parking area that was granted in 1983. So but,
13 unfortunately, there wasn't any information about that Site
14 Plan Approval so that's why we have to practically request,
15 I will say, new Site Plan for that.

16 And we followed your recommendations in reference
17 to the green area. Let me see if I can show you. I think
18 you saw it, but --

19 DEPUTY COMMISSIONER SCHMIDT: If you could for
20 the benefit of the public, since it's a Public Hearing. If
21 you can show the plan and briefly walk the Board through
22 the plan. And if not, I can pull it up.

23 MR. GIOVANNI ZAPATA: Please.

24 CHAIRPERSON PYNE: And while the applicant pulls
25 that up, I do just want to state for the record that this

1 Public Hearing was noticed in the paper of record in a
2 timely fashion.

3 MR. GIOVANNI ZAPATA: Okay, perfect. Thank you.
4 Thank you so much.

5 DEPUTY COMMISSIONER SCHMIDT: If you can share
6 the screen with the plan, you can go ahead and do that. If
7 you need staff to do it, I'll just ask Planner Matt Briton
8 to share the plan.

9 MR. GIOVANNI ZAPATA: Please, if you can do that.
10 I have here, but... No, I don't see it.

11 DEPUTY COMMISSIONER SCHMIDT: Okay, we will ask
12 Mr. Britton to put the plan up. Then you can speak to it
13 on the screen. Thank you. Thank you, Matt.

14 MR. GIOVANNI ZAPATA: Thank you, Matt. As you
15 see the Site Plan that we provide to the Planning Board
16 last time and the Zoning Board. So we are looking to
17 approve nine spaces, the parking, after we resurface the
18 blacktop, the parking lot.

19 And the proposal includes, according to -- or
20 following the recommendations: One parking for a handicap
21 accessibility, in the back of the property, and the
22 location of nine parking spots.

23 Besides that, we are proposing some planters. I
24 would like to remember you that we are in a flood zone and
25 unfortunately, we cannot provide any planters that will be

1 put on ground. So we are proposing some planters above the
2 ground that are going to be facing to the building and in
3 the sides of the driveway.

4 But the fact is in the driveway, we are proposing
5 very narrow planters due to the fact we have just eight
6 feet six inches, which is very narrow, the driveway. So
7 but, in fact, we are going to propose three planters that
8 are going to go against the wall.

9 And in the back and close to the building, we are
10 proposing four planters that the Zoning Board recommended
11 that we have to maintain in this season time. Remembering,
12 this type of plants in winter is going to be a little
13 complicated to maintain it. But to keep it as much as
14 possible, clean and with plants around.

15 And the only aspect on the front, so we are
16 proposing an ADA ramp for the handicap. Part of the
17 application that we need and it was part of the Zoning
18 Board granted is that we are combining one of the
19 commercial spaces on the first floor to one of the
20 apartments on the second floor.

21 So meaning that we are reducing the commercial
22 space just for one space, the one retail store. And we are
23 going to convert the other space into a duplex apartment to
24 the second floor apartment in the vertical space.

25 So we are going to market up all of the spaces

1 and following the Town's regulations. And I think this is
2 all.

3 DEPUTY COMMISSIONER SCHMIDT: Thank you.

4 MR. GIOVANNI ZAPATA: I don't know if you have
5 some other questions about this.

6 CHAIRPERSON PYNE: Sure. Deputy Commissioner
7 Schmidt?

8 DEPUTY COMMISSIONER SCHMIDT: Thank you,
9 Mr. Zapata. So as Mr. Zapata mentioned, on March 19th,
10 2026 the Zoning Board of Appeals granted a number of area
11 variances required in connection with the project.

12 However, additionally, in the Deputy Building
13 Inspector's Memorandum issued on the project, it was
14 identified that Landscape Buffer Waivers, as mentioned
15 previously by Chairperson Pyne, are required in connection
16 with the property.

17 The applicant is seeking Landscape Buffer Waivers
18 from 10 feet required to zero feet proposed for all sides
19 of the property. And that's even required in connection
20 with the planters, that was something that was discussed
21 with this Board as well, to try and green up the site a
22 little bit, bring some beautification to that site and that
23 area.

24 So the applicant was willing to do it. They have
25 complied with that. But nevertheless, those buffer waivers

1 are required. I just wanted to note that for the Board and
2 for the public and for the record.

3 CHAIRPERSON PYNE: Did the ZBA -- Did these plans
4 change from when they were last in front of us? Did the
5 ZBA have any feedback or comments that --

6 MR. GIOVANNI ZAPATA: The only comments, so we
7 show the same Site Plan, and the only comments was in
8 reference to the maintenance of the planters. But they
9 agree the location that we put it. And they agree about
10 the size of the parking spots. And they agree to the ADA
11 and the ramp.

12 No further comments about it. That's what they
13 granted and so, you know, that's why we are here.

14 CHAIRPERSON PYNE: We probably would anyway, but
15 we will make sure there's a condition that references the
16 maintenance in our draft decision.

17 MR. GIOVANNI ZAPATA: Yes, one condition, sure.

18 CHAIRPERSON PYNE: All right. Well, this is a
19 Public Hearing. Is there anyone here from the public who
20 would like to speak on this application?

21 (Whereupon, there was no response.)

22 CHAIRPERSON PYNE: All right. Is there anyone on
23 Zoom who would like to speak on this application?

24 (Whereupon, there was no response.)

25 CHAIRPERSON PYNE: All right. Are there any

1 questions or comments from the Board?

2 ALTERNATE BOARD MEMBER ROBINSON: No.

3 CHAIRPERSON PYNE: All right. Deputy
4 Commissioner Schmidt, is there anything else that you want
5 to state or share at this time?

6 DEPUTY COMMISSIONER SCHMIDT: No. The only
7 thing, if the Board would move forward with closure of the
8 Public Hearing, being that we have an additional week
9 between meetings.

10 So there is typically two weeks, in this case
11 there are three weeks. Staff would consider that the Board
12 keep the written record open through April 24th and. Then
13 the decision would be on for consideration with the Board
14 at its next meeting on May 6th.

15 CHAIRPERSON PYNE: Okay.

16 MR. GIOVANNI ZAPATA: What date?

17 DEPUTY COMMISSIONER SCHMIDT: May 6th.

18 MR. GIOVANNI ZAPATA: May 6th, okay.

19 CHAIRPERSON PYNE: Because April has five
20 Wednesdays.

21 MR. GIOVANNI ZAPATA: Okay.

22 CHAIRPERSON PYNE: April 29th, we won't be having
23 a meeting.

24 MR. GIOVANNI ZAPATA: Okay.

25 CHAIRPERSON PYNE: All right. So seeing no other

1 questions or comments, I will entertain a motion to close
2 this Public Hearing and keep the written record open as
3 advised by Deputy Commissioner Schmidt through April 24th.

4 ALTERNATE BOARD MEMBER ROBINSON: So moved.

5 CHAIRPERSON PYNE: Moved Ms. Robinson.

6 ALTERNATE BOARD MEMBER PATEL: Second.

7 CHAIRPERSON PYNE: Second Mr. Patel. All in
8 favor?

9 BOARD MEMBER ANDERSON: Aye.

10 BOARD MEMBER PILLINGER: Aye.

11 ALTERNATE BOARD MEMBER ROBINSON: Aye.

12 ALTERNATE BOARD MEMBER PATEL: Aye.

13 CHAIRPERSON PYNE: Chair votes aye.

14 MR. GIOVANNI ZAPATA: Thank you very much.

15 DEPUTY COMMISSIONER SCHMIDT: Have a good
16 weekend.

17 MR. GIOVANNI ZAPATA: Have a good week.

18 CHAIRPERSON PYNE: I have received a request to
19 take a quick five-minute recess. So I will close this
20 Public Hearing for five minutes.

21 BOARD MEMBER ANDERSON: Thank you.

22 DEPUTY COMMISSIONER SCHMIDT: Thank you.

23 (Whereupon, a recess was taken by all Board
24 Members and staff.)

25 * * * * *

1 CHAIRPERSON PYNE: All right. Welcome back to
2 the Planning Board meeting. It is 8:00 o'clock on
3 April 15th. I will entertain a motion to reopen this
4 Public Hearing.

5 BOARD MEMBER PILLINGER: So moved.

6 CHAIRPERSON PYNE: Moved Mr. Pillinger.

7 ALTERNATE BOARD MEMBER ROBINSON: Second.

8 CHAIRPERSON PYNE: Second Ms. Robinson. All in
9 favor?

10 BOARD MEMBER ANDERSON: Aye.

11 BOARD MEMBER PILLINGER: Aye.

12 ALTERNATE BOARD MEMBER ROBINSON: Aye.

13 ALTERNATE BOARD MEMBER PATEL: Aye.

14 CHAIRPERSON PYNE: Chair votes aye. Deputy
15 Commissioner Schmidt, has the roll changed since the roll
16 was last held?

17 DEPUTY COMMISSIONER SCHMIDT: It has not.

18 CHAIRPERSON PYNE: Very good. Thank you. Next
19 up, we have Case Number PB 25-39, Galvanize, LLC. The
20 applicant is seeking an Amended Site Plan, a Wetland
21 Watercourse Permit and a Tree Removal Permit.
22 Mr. Bernstein representing the applicant.

23 DEPUTY COMMISSIONER SCHMIDT: Do you need us to
24 share the plan?

25 MR. BOB BERSTEIN: Yes. I appreciate you sharing

1 the plan, Aaron.

2 DEPUTY COMMISSIONER SCHMIDT: Matt, would you be
3 able --

4 MR. BOB BERSTEIN: Will Matt be sharing the plan?
5 We are here tonight essentially to reopen the Public
6 Hearing that was previously held for the limited purpose of
7 addressing an issue that was raised concerning the design
8 of the driveway to accommodate tractor trailers as opposed
9 to the smaller trucks that we originally contemplated by
10 the design.

11 So what we've done is we've submitted a revised
12 Site Plan widening the driveway and also modifying the
13 curbing, modifying the Storm Water Plan to account for the
14 increased impervious surface. And making sure that
15 sufficient turning radiuses are there to accommodate the
16 tractor trailer trucks that will be using the loading dock
17 at that site.

18 The Plan contemplates that there will be
19 encroachment on the neighboring property at 101, for which
20 the applicant has an easement agreement entitling such
21 access. And the applicant has presented the Plans to the
22 owner at 101, who has no objection to the modifications
23 that we are including in this Amended Site Plan.

24 So that's what we've done. And we've also agreed
25 that to certain things replacing a fire hydrant at the

1 Town's direction at the applicant's expense, as well as
2 repairing a curb that was damaged, again at the applicant's
3 expense.

4 And that essentially is what we're doing. And in
5 discussion that we've had prior to the resumption of the
6 Hearing, we understand a question was raised by the Traffic
7 Consultant and the Building Inspector concerning how the
8 trucks will be exiting the site.

9 And to the extent the Plan does not reflect how
10 they will be exiting, we will supply that immediately and
11 we would -- upon receipt of the Town -- communication from
12 Mr. Schmidt as to exactly what the Building Inspector and
13 the Traffic Consultant were requesting be shown, we will
14 provide that information.

15 And we would respectfully request that the
16 decision, assuming there is no objections, no issues raised
17 at the Public Hearing, that the Hearing be closed, and that
18 the decision be rendered tonight conditioned on our
19 providing that additional information to the satisfaction
20 of the Building Inspector and the Traffic Consultant.

21 And we would request that we be given up to 60
22 days to do that, although our intention is to do it as
23 quickly as possible because the applicant would like to get
24 a building permit so that we can proceed with that
25 modification to the driveway so that the business can be up

1 and running as quickly as possible.

2 DEPUTY COMMISSIONER SCHMIDT: The applicant is
3 certainly motivated to comply.

4 MR. BOB BERSTEIN: Exactly.

5 DEPUTY COMMISSIONER SCHMIDT: Great. Thank you.

6 CHAIRPERSON PYNE: All right. Thank you. Well,
7 this is a Public Hearing. Is there anyone here from the
8 public who would like to speak on this application?

9 (Whereupon, there was no response.)

10 CHAIRPERSON PYNE: All right. Seeing none, is
11 there any one on Zoom who would like to speak on this
12 application?

13 (Whereupon, there was no response.)

14 CHAIRPERSON PYNE: All right. Is there anyone
15 from the Board? Ms. Robinson?

16 ALTERNATE BOARD MEMBER ROBINSON: You mentioned
17 that you showed the new Plans to the neighbor that you have
18 the easement agreement with?

19 MR. BOB BERSTEIN: Yes.

20 ALTERNATE BOARD MEMBER ROBINSON: Do you have
21 that in writing that they agreed with the new Plans and
22 specifications?

23 MR. BOB BERSTEIN: Yes. We have an email from
24 the applicant saying they have no objection.

25 ALTERNATE BOARD MEMBER ROBINSON: Can we get

1 that?

2 MR. BOB BERSTEIN: Absolutely.

3 ALTERNATE BOARD MEMBER ROBINSON: Just for the
4 record.

5 FIRST DEPUTY TOWN ATTORNEY MAGANA: Sure.

6 MR. BOB BERSTEIN: Absolutely, of course.

7 ALTERNATE BOARD MEMBER ROBINSON: Thank you.

8 CHAIRPERSON PYNE: Great. Are there any other
9 questions from the Board?

10 (Whereupon, there was no response.)

11 CHAIRPERSON PYNE: All right. Deputy
12 Commissioner Schmidt, do you have any additional comments
13 on what Mr. Bernstein represented about how we proceed with
14 the truck drawing diagram?

15 FIRST DEPUTY TOWN ATTORNEY MAGANA: I think Matt
16 should reference some of the changes that might have
17 occurred after the drafts were circulated, particularly
18 about the fire hydrant.

19 DEPUTY COMMISSIONER SCHMIDT: Matt, is that
20 something you can run through quickly?

21 MR. MATTHEW BRITTON: I certainly can.

22 DEPUTY COMMISSIONER SCHMIDT: But we would do
23 that as part of the Work Session, right?

24 MR. MATTHEW BRITTON: I think the Board should
25 determine if it desires to close the Public Hearing tonight

1 and render a decision tonight before running through that.

2 DEPUTY COMMISSIONER SCHMIDT: Thank you.

3 FIRST DEPUTY TOWN ATTORNEY MAGANA: Thank you.

4 MR. BOB BERSTEIN: I just want it to be clear
5 that we had agreed to cover the costs of the fire hydrant
6 relocation and replacement. But it's up to the Town to
7 identify where that fire hydrant is going to go. So
8 that's --

9 DEPUTY COMMISSIONER SCHMIDT: And just to
10 clarify, was it also agreed upon that any charges in
11 connection with review by the Town Traffic Consultant would
12 be covered by --

13 MR. BOB BERSTEIN: It wasn't discussed, but I
14 think that is a given.

15 DEPUTY COMMISSIONER SCHMIDT: It should be brief.

16 MR. BOB BERSTEIN: Yes. That is a cost
17 associated with the replacement relocation of the fire
18 hydrant that should be covered by the applicant.

19 DEPUTY COMMISSIONER SCHMIDT: Thank you.

20 CHAIRPERSON PYNE: And Deputy Commissioner
21 Schmidt, did you want to speak any further on the truck
22 drawing diagram?

23 DEPUTY COMMISSIONER SCHMIDT: Just that in
24 discussion with the applicant, Town Staff and Counsel as
25 well, if the Board were to render a decision this evening,

1 that's not typical.

2 However, as Mr. Bernstein indicated, this project
3 was before the Board and had a prior Public Hearing where
4 there were no comments. There is no one seeking to make
5 comments this evening, either here in the room or via Zoom.

6 So the Board could certainly consider issuing a
7 decision this evening. And if it does, staff would
8 recommend a condition that the applicant submit
9 documentation in connection with truck turning movements
10 for egress out of the site to the satisfaction of the
11 Building Inspector and Town Traffic Consultant prior to
12 building permit issuance.

13 But in no case more than 60 days from the date of
14 this decision, Planning Board decision.

15 MR. BOB BERNSTEIN: Right. And it should be noted
16 that the applicant is motivated to get this done as quickly
17 as possible. Because it wants to be able to construct
18 these improvements so that its business at that site can be
19 up and running as quickly as possible.

20 DEPUTY COMMISSIONER SCHMIDT: And it will be in
21 the transcript. That's not something we would put in the
22 decision, but we understand completely.

23 MR. BOB BERNSTEIN: Thank you.

24 CHAIRPERSON PYNE: And I did just want to state
25 for the record that this Public Hearing was duly noticed in

1 the Town's newspaper of record in a timely fashion.

2 All right. Are there any other questions or
3 comments from the Board?

4 (Whereupon, there was no response.)

5 CHAIRPERSON PYNE: Then I'll entertain a motion
6 to close the Public Hearing. And leave no written record
7 as we will be making a decision this evening.

8 ALTERNATE BOARD MEMBER PATEL: So moved.

9 CHAIRPERSON PYNE: Moved Mr. Patel.

10 BOARD MEMBER PILLINGER: Second.

11 CHAIRPERSON PYNE: Second Mr. Pillinger. All in
12 favor?

13 BOARD MEMBER ANDERSON: Aye.

14 BOARD MEMBER PILLINGER: Aye.

15 ALTERNATE BOARD MEMBER ROBINSON: Aye.

16 ALTERNATE BOARD MEMBER PATEL: Aye.

17 CHAIRPERSON PYNE: Chair votes aye. I'll
18 entertain a motion to close this Public Hearing.

19 ALTERNATE BOARD MEMBER ROBINSON: So moved.

20 CHAIRPERSON PYNE: Moved Ms. Robinson.

21 BOARD MEMBER PILLINGER: Second.

22 CHAIRPERSON PYNE: Second Mr. Pillinger. All in
23 favor?

24 BOARD MEMBER ANDERSON: Aye.

25 BOARD MEMBER PILLINGER: Aye.

1 ALTERNATE BOARD MEMBER ROBINSON: Aye.

2 ALTERNATE BOARD MEMBER PATEL: Aye.

3 CHAIRPERSON PYNE: Chair votes aye. This Public
4 Hearing is closed.

5 DEPUTY COMMISSIONER SCHMIDT: Thank you.

6 CHAIRPERSON PYNE: Thank you.

7 (Whereupon, the Public Hearing Session was
8 concluded.)

9 * * * * *

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11 C E R T I F I C A T I O N

12

13 Certified to be a true and accurate
14 transcript of the Public Hearing of the Greenburgh Planning
15 Board Meeting proceedings held on April 15, 2026, taken by the
16 undersigned, to the best of her ability.

17

18

19 Barbara Marciante

20 Barbara Marciante,
21 Official Court Reporter

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