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TOWN OF GREENBURGH
DEPARTMENT OF COMMUNITY
DEVELOPMENT & CONSERVATION

TOWN OF GREENBURGH
PLANNING BOARD MINUTES
GREENBURGH – NEW YORK
Wednesday – May 20, 2026

The Work Session of the Planning Board of the Town of Greenburgh began at 7:06 pm on Wednesday, May 20, 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, Natasha Robinson (Alternate #1, Voting Member), and Vikash Patel (Alternate #2, Voting Member)

Absent: Edwin Weinberg and Emily Anderson

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

Towards the end of the meeting: Chairperson Pyne announced that the Town is seeking to expand Planning Board membership back to seven members and stated that additional outreach regarding vacancies would be distributed shortly.

2. APPROVAL OF MINUTES

a. May 6, 2026

Chairperson Pyne asked if there were any comments on the draft minutes of the May 6, 2026 Planning Board Work Session prepared by staff. Mr. Pillinger referenced language in the May 6, 2026 minutes regarding continued maintenance of the Shelbourne property and asked whether additional language concerning improved maintenance should be incorporated, noting that the current condition of the property appeared inadequate. Mr. Schmidt stated that staff would review the recording of the meeting and revise the language if necessary. Chairperson Pyne noted that the Building Department is aware of the condition of the property.

On a motion made by Mr. Pillinger and seconded by Ms. Robinson, the Planning Board unanimously voted to conditionally approve the minutes of the May 6, 2026 Planning Board Work Session, pending review and potential revision of the referenced language.

3. CORRESPONDENCE

a. Case No. PB 26-06 King, *95 Windom Street (P.O. White Plains, N.Y.) – Minor Project Wetland/Watercourse Permit*

A report from the Town Wetlands Inspector regarding a Minor Project Wetland/Watercourse Permit application involving the proposed construction of an elevated deck. The Applicant is proposing to disturb approximately 42 sq. ft. of regulated wetland/watercourse buffer area, where approximately 17,636.56 sq. ft. of regulated wetland/watercourse buffer area exists on site, associated with an on-site watercourse. The Applicant is proposing approximately 1 cubic yard of excavation, associated with the installation of six (6) concrete sonotubes to support the proposed deck. No direct disturbance to the watercourse is proposed, and the closest point of disturbance to the watercourse is approximately 31.8 feet. The subject property consists of approximately 0.46 acres (20,118 sq. ft.) and is situated on the southerly side of Windom Street, approximately 122 feet west of the intersection of Windom Street and Worthington Road. 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: 7.520-319-11.

Mr. Britton presented the project, which involves the proposed construction of a new deck and disturbance within a watercourse buffer that would be caused by the installation of six (6) sonotubes to support the deck. He reported that the Conservation Advisory Council has reviewed the project and issued a positive recommendation, recommending that the deck boards be slatted and the area under the deck be a pervious surface, to allow rainwater to flow through the deck and percolate into the ground. Mr. Britton stated that the Applicant has agreed to these recommendations and requested that the Planning Board consider waiving jurisdiction and turning the project over to the Town Wetlands Inspector. Chairperson Pyne asked if there were any comments from the Board. There were none.

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

On a motion made by Mr. Pillinger and seconded by Mr. Patel, the Planning Board, in accordance with Section 280-8B(1) of the Town Code, unanimously voted to waive referral of this application to the Planning Board and to permit the Town Wetlands Inspector to issue a decision on the Minor Project Wetland/Watercourse Permit.

4. OLD BUSINESS – WORK SESSION

a. 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 consider a decision on 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. On April 16, 2026, the Zoning Board of Appeals granted the following required Area Variances: (1) From the Town Zoning Ordinance: Required street frontage, 25 feet (required) to 0 feet (approved); and (2) From New York State Town Law §280-a(5): Access to the proposed structure is over an existing shared driveway by easement which is substandard (less than 15 feet wide), requiring the variance from New York State Town Law, from 15 feet (required) to 14 feet (approved). 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.

Chairperson Pyne stated that a draft decision had been prepared by staff and circulated to the Board for its consideration this evening. Mr. Schmidt explained that, following the close of the public hearing, staff received one (1) additional written comment requesting a walkthrough of the site. He stated that staff offered to meet with the resident to discuss the proposal but did not receive a response. Mr. Schmidt stated that staff remain available to meet with any residents who may have questions regarding the application.

Mr. Schmidt reviewed the site-specific conditions contained in the draft decision, including conditions requiring the Applicant to comply with all applicable NYSDEC requirements, installation of wire-backed silt fencing and straw bales, and confirmation by the Town Engineer that the proposed stormwater management system can accommodate a 100-year storm event, as represented by the Applicant's representative to the Planning Board. Chairperson Pyne asked if there were any additional questions or comments. There were none.

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

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

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

On a motion made by Mr. Pillinger and seconded by Mr. Patel, the Planning Board unanimously voted to approve the Tree Removal Permit application.

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 26-03 Matanzas Cuban Café, *17 East Hartsdale Avenue (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 Shared Parking Reduction Request involving the proposed conversion of a current retail bakery and retail space into a restaurant. The Applicant is proposing to convert approximately 588 sq. ft. of retail bakery and approximately 588 sq. ft. of vacant retail space into a 1,176 sq. ft. restaurant space with a total of 33 seats. The Applicant is requesting a Shared Parking Reduction for the required additional 13 off-street parking spaces. The project site currently provides zero (0) spaces. No exterior site work is proposed. The subject property consists of approximately 7,405 sq. ft. (0.17 acres) and is situated on the northeasterly side of East Hartsdale Avenue, at the northwest corner of the intersection of East Hartsdale Avenue and Wilson Street. 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: 8.250-190-1.

On a motion made by Ms. Robinson and seconded by Mr. Pillinger, the Planning Board unanimously voted to close the public hearing and to keep the written record open through May 27, 2026.

6. NEW BUSINESS – WORK SESSION

a. Case No. PB 25-33 Addeo, *18 Old Farm Lane (P.O. Hartsdale, N.Y.) – Wetland/Watercourse Permit*

A work session to discuss a Wetland/Watercourse Permit application involving the proposed construction of a new pool and patio area, with associated installation of a bioretention basin for managing stormwater runoff. A watercourse exists along the Applicant's northern property line, approximately 19 feet from the closest area of disturbance related to the project. The watercourse buffer area on the Applicant's property consists of most of the existing residence and driveway, and the project involves approximately 2,874.6 sq. ft. of disturbance and 37.22 cubic yards of excavation within the regulated buffer area associated with the proposed pool, patio, and bioretention basin. No direct disturbance to the watercourse is proposed. The subject property consists of approximately 31,669.7 sq. ft. (0.73 acres) and is situated on the northern end of the Old Farm Lane cul-de-sac. The property is situated in the R-30 One-Family Residence District and is designated on the tax map of the Town as Parcel ID: 8.180-133-4.

Following Chairperson Pyne's introduction of the application, Gregory Caccioppoli, P.E., of Caccioppoli Engineering, presented the proposal on behalf of the Applicant. Chairperson Pyne asked whether the project would require any variances, and Mr. Caccioppoli stated that no variances are required. Mr. Schmidt asked for clarification regarding the proposed bioretention basin and its design capacity. Mr. Caccioppoli stated that the system is currently designed to accommodate a 25-year storm event. Chairperson Pyne asked whether the Applicant would consider increasing the system capacity to accommodate a 50-year storm event. Mr. Caccioppoli responded that the Applicant would

review that possibility and indicated that sufficient space may exist to enlarge the system, if necessary.

Chairperson Pyne asked for additional information regarding the nature of the proposed stormwater management system. Mr. Caccioppoli explained that the proposal includes a bioretention basin with multiple layers functioning similarly to a drywell system and stated that the system is intended to provide a more environmentally friendly approach to stormwater management. Chairperson Pyne asked whether a maintenance plan would be required, and Mr. Caccioppoli responded that a maintenance manual has been prepared consistent with NYSDEC requirements.

Mr. Pillinger asked whether fencing would be installed around the proposed pool area. Mr. Caccioppoli confirmed that fencing is proposed around the perimeter of the patio area. Chairperson Pyne asked whether the proposed gate would include an automatic locking mechanism, and Mr. Caccioppoli responded that the gate system would comply with all applicable New York State Building Code requirements.

Mr. Patel asked whether overflow from the pool would be discharged toward the bioretention basin and if that was safe for the plant material to be installed. Mr. Caccioppoli responded that the proposal includes a saltwater pool system. He indicated that the pool does not require a drawdown and he might be able to remove the overflow pipes from the plans. Ms. Rebecca Luraschi, of Best in Backyards, the proposed pool installer, confirmed that the pool system would not require a drawdown and no drainage piping is needed. Mr. Caccioppoli stated that he would update the plans accordingly.

Chairperson Pyne scheduled the project for a public hearing on June 3, 2026. Mr. Schmidt stated that staff would prepare the required notices and signage.

b. **Case No. PB 26-07** Hong, *100 Old Army Road (P.O. Scarsdale, N.Y.) – Preliminary Subdivision, Planning Board Steep Slope Permit, and Tree Removal Permit (Initial Conference)*
An initial conference to discuss a potential future Preliminary Subdivision, Planning Board Steep Slope Permit, and Tree Removal Permit application involving the subdivision of two (2) tax lots into three (3) building lots, for the purposes of constructing two (2) new single-family dwellings. One (1) single-family dwelling exists on Tax Lot #53, while Tax Lot #54 is a vacant parcel. The Applicant is proposing two (2) new curb cuts on Old Army Road which would provide access to the lots on which single-family homes are proposed. The project is likely to require Planning Board Steep Slope Permit and Tree Removal Permit approvals, if a formal submission is made. The subject properties consist of approximately 117,826,193 sq. ft. (2.70 acres) and are situated on the northerly side of Old Army Road, approximately 0 feet from the intersection of Old Army Road and Ardsley Road. The properties are located in the R-20 One-Family Residence District and are designated on the tax map of the Town of Greenburgh as Parcel ID: 8.540-371-53 & 54.

Chairperson Pyne introduced the application. Eliot Senor, P.E., of Gabriel E. Senor P.C., representing the Applicant, presented the potential three (3) lot subdivision proposal. He explained that the proposal contemplates subdivision of the property to construct two (2) new single-family dwellings while avoiding development within the steep slopes located toward the rear of the site. He stated that some disturbance would occur within regulated steep slope areas associated with the proposed building envelopes and access improvements. Mr. Senor explained that modifications to the existing rock wall along Old Army Road would be required to improve sight distance for the proposed curb cuts.

Mr. Schmidt asked how many trees are envisioned to be removed from the site. Mr. Pillinger stated that the Applicant had indicated that 61 trees would be removed. Mr. Senor confirmed that estimate and stated that preliminary drainage calculations have been completed. He explained that the existing residence was constructed approximately twenty (20) years ago and that the proposal includes Cul-Tec stormwater chambers. Mr. Senor stated that percolation testing has been performed and that the results can be submitted to the Town Engineer at the time of formal application submission.

Chairperson Pyne asked whether the Applicant had prepared visual materials depicting the proposed curb cut locations along Old Army Road. Mr. Senor displayed street view images of the area and discussed the proposed sight-distance improvements. Chairperson Pyne noted the presence of a steep rock wall and asked how the material would be removed. Mr. Senor stated that the majority of the rock would be removed using an excavator and that rock chipping equipment may be utilized if necessary. Chairperson Pyne asked whether blasting would be required, and Mr. Senor responded that blasting is not anticipated. Mr. Schmidt asked whether the plans had been evaluated for compliance with sight distance requirements. Mr. Senor stated that the plans were prepared with sight distance considerations in mind and that the rock wall would likely need to be shaved back to improve visibility. Chairperson Pyne asked whether any variances are anticipated to be required. Mr. Senor replied that no variances are currently anticipated. Chairperson Pyne noted that the proposal includes two new curb cuts and asked whether the Applicant would consider a shared driveway arrangement in order to reduce the number of curb cuts along Old Army Road, acknowledging that this would introduce variances. Mr. Senor stated that a shared driveway alternative had been conceptually prepared but was not provided because it may require variances. He indicated that the Applicant would be willing to explore that option further if supported by the Planning Board.

Ms. Magana asked about the proposed driveway width. Mr. Senor stated that the shared driveway concept proposes a 20-foot-wide access drive with a turnaround area designed to accommodate emergency vehicles. He stated that feedback from the Fire District would be beneficial. Mr. Schmidt stated that staff could assist in coordinating a meeting with the Fire District and Building Department if the Applicant wishes to pursue that option further. Chairperson Pyne stated that he would be interested in comments from the Fire District regarding the feasibility of a shared driveway arrangement, noting that the Fire District may not support three homes being served by a single driveway. Mr. Senor suggested that an emergency connection to the existing driveway on 100 Old Army Road may be possible in order to reduce the need for fire apparatus turnaround movements. Mr. Schmidt noted that grass pavers could potentially be utilized for emergency access improvements.

Chairperson Pyne asked whether the Applicant was familiar with the Town's ongoing Old Army Road sidewalk improvement project associated with a New York State Transportation Alternatives Program grant. Mr. Senor stated that he was not familiar with the project. Chairperson Pyne asked whether the Applicant had considered pedestrian improvements along the frontage of the site, with Mr. Senor responding that no such improvements had yet been evaluated.

Mr. Patel asked why portions of the existing concrete paver driveway would be removed and replaced with gravel, as shown on the conceptual plan provided. Mr. Senor stated that he would need to review this matter further. Mr. Patel also asked about the function of an additional driveway shown on the plans. Mr. Senor explained that the driveway represents a historic easement that previously provided access across a neighboring property. Chairperson Pyne asked about the history of prior applications associated with the property. Mr. Senor stated that a prior subdivision application had been withdrawn and that a new residence was subsequently constructed. Mr. Schmidt stated that if a formal application is submitted, staff would research the prior project and circulate any relevant documents to the Planning Board. Chairperson Pyne noted a stone garden shed shown on the plans. Mr. Senor stated that the structure is associated with a former building that previously existed on the property and that there is limited documentation regarding its history. Chairperson Pyne asked whether the prior permit included approval for removal of the structure. Mr. Senor stated that the previous demolition permit was for the former house on the property.

Mr. Schmidt stated that the Planning Board has consistently encouraged Applicants to design stormwater systems capable of accommodating more than a 25-year storm event and requested that the Applicant consider that as part of any future submission. He also stated that, if a formal application is filed, it may be beneficial for the Planning Board to conduct small group site visits.

Mr. Senor asked how such visits would be coordinated, and Mr. Schmidt stated that any future visits would be arranged through the Department.

Mr. Senor asked whether the Applicant should submit both the single-driveway and shared-driveway concepts. Mr. Schmidt stated that he would recommend first meeting with the Fire District and Building Department to obtain feedback before determining which alternative to proceed with. Ms. Robinson noted that the property is owned by multiple individuals and asked whether the Applicant would provide documentation identifying a lead representative for the ownership group. Mr. Senor stated that the Applicant would provide an affidavit designating a spokesperson for all owners.

Chairperson Pyne thanked the Applicant for its presentation.

c. **Case No. TB 25-04** Comprehensive Chapter 285 Amendments – *Zoning Text and Zoning Map Amendments (Referral from Town Board)*
A work session to discuss the Zoning text and Zoning map amendments referral from the Town Board related to Chapter 285 of the Code of the Town of Greenburgh (the Zoning Ordinance). The proposed Zoning text and Zoning map amendments align with several policies and principles of the Town's Comprehensive Plan, including, but not limited to: (1) Advancing affordable housing initiatives; (2) Providing for a good mix of uses in the Town's mixed-use districts; (3) Promoting open space and compact land development; (4) Supporting the mobility needs of a range of users; (5) Providing clear and consistent regulations; (6) Advancing sustainability initiatives; (7) Removal of the UR Urban Renewal District; (8) Creation of a M-30 Multifamily Residence District; and (9) Creation of a TR Tarrytown Road Mixed-Use District.

Commissioner Duquesne presented the proposed Chapter 285 Zoning Text and Map Amendments as related to the removal of the UR Urban Renewal District, the creation of the M-30 Multifamily Residence District, and the creation of the TR Tarrytown Road Mixed-Use District. He provided a brief history of the UR District and explained that much of the UR District has been rezoned, in accordance with the 2016 Comprehensive Plan recommendations. He reviewed the proposed removal of the remaining parcels situated in the UR District and discussed the proposed M-30 District, which would encompass existing multifamily apartment buildings fronting on Manhattan Avenue. Mr. Schmidt noted that, as proposed, the approving Board could raise the allowable height of a building to five (5) stories, and asked if setbacks from neighbors would be a consideration. Commissioner Duquesne explained that the proposed framework would allow the approving Board to increase the allowable building height under certain circumstances and noted that setbacks from neighboring properties would remain an important consideration in evaluating such requests.

Commissioner Duquesne reviewed the proposed TR District, explaining that it is largely a mix between the CA Central Avenue Mixed-Use District and the DS Designed Shopping District, and reviewed some of the uses that would be permitted in the proposed TR District, such as adult day care uses and cannabis dispensaries, which are not currently permitted in the areas proposed for rezoning. He stated that mixed-use development containing commercial and residential uses within the same building would not be permitted, as currently laid out within the draft regulations. He explained that, while such development may be appropriate in the future, it would not be prudent to permit broadly at this time without more detailed corridor and intersection planning. Ms. Magana asked whether future mixed-use development concepts would likely involve commercial uses on the ground floor with residential uses above. Commissioner Duquesne stated that such configurations would likely represent an appropriate urban form in certain locations, but noted that the CA District differs from other corridors because of its wider roadway configuration. Chairperson Pyne supported the potential for future targeted mixed-use development.

Commissioner Duquesne stated that the Zoning Text and Map Amendment process is intended to work collaboratively with the community, noting that the Hartsdale 4 Corners study is on a similar track to the Chapter 285 amendments. He indicated that the goal is to hit the ground running in 2027 with Comprehensive Plan updates. Commissioner Duquesne noted that any Comprehensive Plan

update is not intended to discard prior work, explaining that many Comprehensive Plan concepts remain valid and applicable. Commissioner Duquesne stated that he had been asked why the proposed TR District did not extend along the northerly side of Knollwood Road to the border with the Village of Elmsford. He explained that the IB Intermediate Business District in that area, near Yosemite Park, contains many small lots and single-family homes, and would likely be best served by a strategic planning vision for the area.

Commissioner Duquesne reported that the Westchester County Planning Board had issued comments recommending incorporation of complete streets concepts within the TR District, similar to provisions proposed within the CA District, and stated that such recommendations appear prudent. Ms. Robinson expressed support for adding complete streets provisions to the TR District and suggested that similar concepts could eventually be expanded to additional zoning districts in order to improve pedestrian safety. Chairperson Pyne noted that, because the TR District is intended to function similarly to the CA District in some respects, the Town may wish to consider allowing compact parking spaces within the TR District. He also suggested that Tier 2 Battery Energy Storage Systems and Tier 3 Solar Energy Systems currently permitted in the CA District could be considered within the TR District as well.

Chairperson Pyne asked if there were any additional comments from the Board. There were none.

Commissioner Duquesne stated that staff intends to begin building the recommendation and report incrementally so that the Planning Board can review concepts as they are developed rather than waiting several months, as additional review of the various amendments proceeds. He encouraged Board members to continue providing feedback regarding whether the proposed revisions are achieving the intended goals.

Chairperson Pyne thanked Commissioner Duquesne for the presentation.

7. ESTABLISH DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Wednesday, June 3, 2026, and is scheduled to begin at 7:00 pm.

8. ADJOURNMENT

The May 20, 2026 Work Session of the Town of Greenburgh Planning Board was adjourned at 8:52 p.m.

Respectfully submitted,

Aaron Schmidt
Deputy Commissioner,
Department of Community Development and Conservation

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TOWN OF GREENBURGH
PLANNING BOARD
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1. ROLL CALL

5. ITEMS FOR PUBLIC HEARINGS/PUBLIC DISCUSSION

a. CASE NO. PB 26-03
MATANZAS CUBAN CAFE
17 East Hartsdale Avenue
(P.O. Hartsdale, N.Y.)

ADJOURNMENT.

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Greenburgh Town Hall
177 Hillside Avenue
Greenburgh, New York 10607
May 20, 2026

HYBRID PLANNING BOARD MEETING

BARBARA MARCIANTE,
Official Court Reporter

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

DYLAN PYNE, CHAIRPERSON

EMILY ANDERSON, Board Member(Not Present)
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

CHAIRPERSON PYNE: So we're moving to the Public Hearing portion of our meeting. I will entertain a motion to open the Public Hearing.

BOARD MEMBER PILLINGER: So moved.

CHAIRPERSON PYNE: Moved Mr. Pillinger.

ALTERNATE BOARD MEMBER PATEL: Second.

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

BOARD MEMBER PILLINGER: Aye.

ALTERNATE BOARD MEMBER PATEL: Aye.

ALTERNATE BOARD MEMBER ROBINSON: Aye.

CHAIRPERSON PYNE: Chair votes aye. All right, good evening and welcome to the Public Hearing portion of our Planning Board meeting. Today is Wednesday, May 20th, 2026 and it is 7:17 p.m.

Deputy Commissioner Schmidt, may you conduct the roll?

DEPUTY COMMISSIONER SCHMIDT: Chairperson Pyne?

CHAIRPERSON PYNE: Here.

DEPUTY COMMISSIONER SCHMIDT: Mr. Pillinger?

BOARD MEMBER PILLINGER: Here.

DEPUTY COMMISSIONER SCHMIDT: Our Alternate, Ms. Robinson?

ALTERNATE BOARD MEMBER ROBINSON: Here.

DEPUTY COMMISSIONER SCHMIDT: And our second

Alternate, Mr. Patel?

ALTERNATE BOARD MEMBER PATEL: Here.

DEPUTY COMMISSIONER SCHMIDT: Both will be voting members this evening in place of Mr. Weinberg and Ms. Anderson, who are not present.

CHAIRPERSON PYNE: Great. Thank you. The first and only Public Hearing we have this evening is Case Number PB 26-03, Matanzas Cuban Cafe at 17 East Hartsdale Avenue in P.O. Hartsdale. The applicant is seeking a Special Use Permit for a restaurant and a shared parking reduction.

And I can confirm that this Public Hearing has been duly noticed in the Town's newspaper of record.

May the applicant approach the podium. And could you please briefly present your proposal.

MS. ANNARELLA HERNANDEZ: Sure. My name is Annarella Hernandez. I'm the owner of Matanzas Cuban Cafe. We're proposing to extend our seating into our vacant place next door. We would like to extend seating from five that we have now into a total of 28 seats next door.

CHAIRPERSON PYNE: Great.

DEPUTY COMMISSIONER SCHMIDT: I'm just going to be sharing the plans so that they can be walked through by Mr. Zamudio.

MR. RICARDO ZAMUDIO: Yes.

DEPUTY COMMISSIONER SCHMIDT: Thank you.

MR. RICARDO ZAMUDIO: Hi, how are you doing, Members of the Board. Basically what we going to --

CHAIRPERSON PYNE: Could you just state your name and your affiliation to the applicant for the record?

MR. RICARDO ZAMUDIO: Okay. I'm Ricardo Zamudio. I'm the contractor for the site.

CHAIRPERSON PYNE: Thank you.

MR. RICARDO ZAMUDIO: What we see right now on the plans is the restaurant and also the interior space that used to be the tailor shop. The other one right there is the sprinkler system and the bathroom we going to use. It's going to be turned into a handicap bathroom.

Any questions of the Board?

DEPUTY COMMISSIONER SCHMIDT: Couple things, if I may.

CHAIRPERSON PYNE: Yes.

DEPUTY COMMISSIONER SCHMIDT: So I think you mentioned the number of seats. Can you mention the number of tables and the interconnection between the spaces? Because currently, there is a wall separating the former use from the existing use.

MR. RICARDO ZAMUDIO: Yes. Right now, the restaurant or the cafe, it comes with five stools. And for the customers where is next to the tailor shop, it's going to be the tables and the chairs only. It's going to be

seven tables, 28 chairs and also going to be handicap bathroom in the back.

DEPUTY COMMISSIONER SCHMIDT: Okay. Additionally, in connection with the project, there is, and I mentioned this at the Work Session, the site itself does not have or contain any off-street parking.

MR. RICARDO ZAMUDIO: Yes.

DEPUTY COMMISSIONER SCHMIDT: Which is a requirement under the Code. The applicant submitted and is requesting a shared parking reduction from this Board. The total of 33 seats associated with the restaurant would require 13 off-street parking spaces. My understanding is that you've studied the surrounding area.

MR. RICARDO ZAMUDIO: Yes.

DEPUTY COMMISSIONER SCHMIDT: And any available public parking, if you can speak to that?

MR. RICARDO ZAMUDIO: Yes. On the street parking, we have 52 spaces. And an additional across the street, we have 95 spaces. That's joined to be paved parking for the customers.

DEPUTY COMMISSIONER SCHMIDT: Is that the Hartsdale Public Parking District?

MR. RICARDO ZAMUDIO: Yes. Yes. Also, we have comments from the Building Department. Can you read it for me?

DEPUTY COMMISSIONER SCHMIDT: Thank you.

MRS. LISA ZAMUDIO: Yeah. It says: Adequate parking is available to restaurant patrons through the nearby municipal parking lot, which provides 95 off-street spaces as well as 52 on-street parking spaces along the corridor to support the proposed expansion.

Based on the availability of these parking resources, the Building Department recommends approval of the requested shared parking reduction.

CHAIRPERSON PYNE: Can you just state your name and affiliation for the record?

MRS. LISA ZAMUDIO: Lisa Zamudio --

MR. RICARDO ZAMUDIO: She's my assistant.

MRS. LISA ZAMUDIO: -- contractor's wife.

MR. RICARDO ZAMUDIO: My assistant. Not paid, though, not paid.

CHAIRPERSON PYNE: Great.

MR. RICARDO ZAMUDIO: So basically that's what we trying to get through because, as she's been in business for three years, the neighbors are really happy with their restaurant or with the cafe that she has now. But sometimes she has problems with the seating.

So it's a lot of take out, but sometimes customers, the ones who walk in with the families and use that area. So that's why she's trying to expand.

I'm one of the customers, and my family. And we really would like to have that space sometimes just to walk and sit down and, you know, just to walk right there to Hartsdale.

DEPUTY COMMISSIONER SCHMIDT: Sounds like a good opportunity.

MR. RICARDO ZAMUDIO: Yes, it is nice.

CHAIRPERSON PYNE: All right. Is there anyone here from the public to speak for this Public Hearing?

(Whereupon, there was no response.)

CHAIRPERSON PYNE: All right. Is there anyone on Zoom here to speak during this Public Hearing?

(Whereupon, there was no response.)

DEPUTY COMMISSIONER SCHMIDT: It doesn't appear so.

CHAIRPERSON PYNE: All right. Are there any questions or comments from the Board?

BOARD MEMBER PILLINGER: I just want a clarification. It's only going to be seating, there is not going to be any bar or --

MR. RICARDO ZAMUDIO: Any what?

BOARD MEMBER PILLINGER: Bar, B-A-R, or anything of that nature?

MR. RICARDO ZAMUDIO: No, just purely seating. We just need the tables and the chairs like that so

customers can sit down and have a meal.

BOARD MEMBER PILLINGER: I understand. I just wanted to make sure.

MR. RICARDO ZAMUDIO: No, no, no, it's just that, only that.

CHAIRPERSON PYNE: Any other questions from the Board?

ALTERNATE BOARD MEMBER PATEL: Is there a waiting area, if you are full?

MR. RICARDO ZAMUDIO: I mean we are going to be using the space of the tailor space so we can have in there an extra table right there when people come in.

MS. ANNARELLA HERNANDEZ: Right.

MR. RICARDO ZAMUDIO: Also, by the window, we can have a row of chairs to --

MS. ANNARELLA HERNANDEZ: It's like a bay window.

MR. RICARDO ZAMUDIO: We can have a waiting area for the people in case there is a waiting area.

CHAIRPERSON PYNE: Is there a hostess stand in the plans?

MR. RICARDO ZAMUDIO: No, no. I mean, but if you need to, and hopefully, she will be that successful, sure. We can do something.

MS. ANNARELLA HERNANDEZ: Yes.

MR. RICARDO ZAMUDIO: But so far it just for the

customer just to sit down and have a meal in the restaurant.

CHAIRPERSON PYNE: Okay. Do you plan on taking reservations?

MS. ANNARELLA HERNANDEZ: It's still mostly a take out. I just want the grandmas and grandpas to be able to sit down. They can't sit down on our bar stools right now. So that's really just -- it's still kind of the same feel, just more space.

CHAIRPERSON PYNE: Will there table service or take out and then you would sit?

MS. ANNARELLA HERNANDEZ: Well, I'm always there. I do counter service myself. So I would be serving if I need to, but otherwise it's more of a take out, yeah.

CHAIRPERSON PYNE: All right. Any other questions from the Board?

ALTERNATE BOARD MEMBER ROBINSON: No.

ALTERNATE BOARD MEMBER PATEL: No.

CHAIRPERSON PYNE: All right. Then I will entertain a motion to close the Public Hearing and keep the written record open through May 27th, which is a week from today, next Wednesday.

ALTERNATE BOARD MEMBER ROBINSON: So moved.

CHAIRPERSON PYNE: Moved Ms. Robinson.

BOARD MEMBER PILLINGER: Second.

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

BOARD MEMBER PILLINGER: Aye.

ALTERNATE BOARD MEMBER PATEL: Aye.

ALTERNATE BOARD MEMBER ROBINSON: Aye.

CHAIRPERSON PYNE: Chair votes aye. All right, thank you.

MS. ANNARELLA HERNANDEZ: Thank you.

MR. RICARDO ZAMUDIO: Thank you.

DEPUTY COMMISSIONER SCHMIDT: So just procedurally, this project will be back, now that the Board has closed the Public Hearing, we will see if any written comments come in over the next week.

MS. ANNARELLA HERNANDEZ: Okay.

DEPUTY COMMISSIONER SCHMIDT: Staff will prepare a decision for the Board to consider at its next meeting, which is on June 3rd.

MR. RICARDO ZAMUDIO: Okay.

DEPUTY COMMISSIONER SCHMIDT: Okay. That's just procedurally how it goes. But if you have any questions along the way, feel free to reach out to our office.

MS. ANNARELLA HERNANDEZ: Okay, thank you.

MR. RICARDO ZAMUDIO: Thank you. Thank you.

CHAIRPERSON PYNE: Seeing no additional Public Hearings, I will entertain a motion to close the Public

Hearing Session.

ALTERNATE BOARD MEMBER PATEL: So moved.

CHAIRPERSON PYNE: Moved Mr. Patel.

ALTERNATE BOARD MEMBER ROBINSON: Second.

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

BOARD MEMBER PILLINGER: Aye.

ALTERNATE BOARD MEMBER PATEL: Aye.

ALTERNATE BOARD MEMBER ROBINSON: Aye.

CHAIRPERSON PYNE: Chair votes aye. And the Public Hearing portion is closed.

(Whereupon, the Public Hearing Session was concluded.)

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

Certified to be a true and accurate transcript of the Public Hearing of the Greenburgh Planning Board Meeting proceedings held on May 20, 2026, taken by the undersigned, to the best of her ability.

Barbara Marciante

Barbara Marciante,
Official Court Reporter