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TOWN OF GREENBURGH
PLANNING BOARD

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1. ROLL CALL

5. ITEMS FOR PUBLIC HEARING/PUBLIC DISCUSSION

- a. CASE NO. PB 26-05
BARAKAT
8 Willow Lane
(P.O. Irvington, N.Y.)

ADJOURNMENT.

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Greenburgh Town Hall
177 Hillside Avenue
Greenburgh, New York 10607
June 17, 2026

HYBRID PLANNING BOARD MEETING

BARBARA MARCIANTE,
Official Court Reporter

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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

VIKASH PATEL, Alternate Board Member (Not Present)
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: Now we are moving into our
2 Public Hearing. So I will open the Public Hearing portion
3 of the June 17th, 2026 Planning Board meeting.

4 Deputy Commissioner Schmidt, may you conduct the
5 roll?

6 DEPUTY COMMISSIONER SCHMIDT: Sure. Chairperson
7 Pyne?

8 CHAIRPERSON PYNE: Present.

9 DEPUTY COMMISSIONER SCHMIDT: Mr. Weinberg?

10 BOARD MEMBER WEINBERG: Here.

11 DEPUTY COMMISSIONER SCHMIDT: Ms. Anderson?

12 BOARD MEMBER ANDERSON: Here.

13 DEPUTY COMMISSIONER SCHMIDT: Mr. Pillinger?

14 BOARD MEMBER PILLINGER: Here.

15 DEPUTY COMMISSIONER SCHMIDT: Our Alternate,
16 Ms. Robinson?

17 ALTERNATE BOARD MEMBER ROBINSON: Here.

18 DEPUTY COMMISSIONER SCHMIDT: Who will be a full
19 voting member in place of the current vacancy we have on
20 the Board.

21 Also, note for the record, that our Alternate
22 Number Two, Mr. Patel, is not present this evening. Thank
23 you.

24 CHAIRPERSON PYNE: All right. So up for Public
25 Hearing this evening, we have Case Number PB 26-05, Barakat

1 at 8 Willow Lane, P.O. Irvington. And the applicant is
2 seeking a Preliminary Subdivision.

3 Is there someone representing the applicant or
4 the applicant themselves?

5 DEPUTY COMMISSIONER SCHMIDT: I believe on Zoom.

6 CHAIRPERSON PYNE: On Zoom, all right. The floor
7 is yours.

8 MR. MICHAEL BARAKAT: Good evening. Thank you
9 for this time. And as we discussed at the last meeting, my
10 neighbor, Laurie, and I -- Laurie is actually here tonight
11 for the Hearing.

12 Laurie and I would like to move the property line
13 that currently exists between our two backyards. I don't
14 know if you would like me to display the plat drawing
15 again?

16 CHAIRPERSON PYNE: If you could, that would be
17 great.

18 MR. MICHAEL BARAKAT: Sure. Sure. Just give me
19 a minute to get that up here. Okay, I will zoom out a
20 little so you can see this.

21 So once again, just as we discussed last time,
22 this is my house, 8 Willow Lane right here -- Sorry, that's
23 my neighbor's. This is 8 Willow Lane right here. This is
24 Laurie's house, 165 Taxter Road.

25 As the drawing indicates, the current lot line

1 exists here between our two properties. Our proposal is
2 that we're moving the lot line to here between our two
3 properties.

4 Subsequent to last meeting, I provided
5 documentation to discuss some of the concerns that were
6 brought up about the right of way that exists here. And I
7 stand ready to answer any questions. And I think Laurie
8 also wanted to say something.

9 CHAIRPERSON PYNE: Laurie, if you can approach
10 the microphone.

11 MS. LAURIE SCHWEIGERT: I'm in agreement. I'm in
12 total agreement.

13 CHAIRPERSON PYNE: If you could just say it at
14 the microphone for the record. And state your name for the
15 record.

16 MS. LAURIE SCHWEIGERT: Laurie Schweigert. I'm
17 the neighbor of Michael and I'm in total agreement with
18 this plan.

19 DEPUTY COMMISSIONER SCHMIDT: Thank you.

20 BOARD MEMBER ANDERSON: Thank you.

21 MS. LAURIE SCHWEIGERT: Okay.

22 CHAIRPERSON PYNE: Okay, thank you. I know there
23 was some discussion at the last meeting about verifying
24 that the portion of the property labeled as right of way on
25 the plat is, in fact, in ownership and is able to be

1 transferred.

2 Is there an update you can provide on that or may
3 be First Deputy Commissioner Magana can share an update on
4 that?

5 FIRST DEPUTY TOWN ATTORNEY MAGANA: So in using
6 the Title Report that was provided as reference, Matt and I
7 were able to locate the appropriate deed including the
8 right of way.

9 CHAIRPERSON PYNE: Great. So the two applicants
10 are in a position to be able to legally transfer the
11 property to one another?

12 FIRST DEPUTY TOWN ATTORNEY MAGANA: Yes.

13 CHAIRPERSON PYNE: Great, thank you. Are there
14 any questions or any additional questions or comments from
15 the Board?

16 ALTERNATE BOARD MEMBER ROBINSON: No.

17 BOARD MEMBER PILLINGER: No.

18 BOARD MEMBER WEINBERG: No.

19 BOARD MEMBER ANDERSON: No.

20 CHAIRPERSON PYNE: All right. Is there anyone
21 here in the room who would like to speak on this
22 application this evening?

23 (Whereupon, there was no response.)

24 CHAIRPERSON PYNE: Is there anyone on Zoom who
25 would like to speak on this application this evening?

1 (Whereupon, there was no response.)

2 CHAIRPERSON PYNE: All right. Seeing none, I
3 will entertain a motion to close the Public Hearing and
4 keep the written record open through June 24th.

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 WEINBERG: Aye.

11 BOARD MEMBER PILLINGER: Aye.

12 BOARD MEMBER ANDERSON: Aye.

13 ALTERNATE BOARD MEMBER ROBINSON: Aye.

14 CHAIRPERSON PYNE: Chair votes aye. Great.

15 Thank you.

16 MR. MICHAEL BARAKAT: Thank you.

17 CHAIRPERSON PYNE: And I will entertain a motion
18 to close the Public Hearing portion of this meeting.

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 WEINBERG: Aye.

25 BOARD MEMBER PILLINGER: Aye.

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BOARD MEMBER ANDERSON: Aye.

ALTERNATE BOARD MEMBER ROBINSON: Aye.

CHAIRPERSON PYNE: Chair votes aye.

(Whereupon, the Public Hearing Session was
concluded.)

* * * * *

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 June 17, 2026, taken by the
undersigned, to the best of her ability.

Barbara Marciante

Barbara Marciante,
Official Court Reporter