



TOWN OF GREENBURGH
ZONING BOARD OF APPEALS Meeting Results
Thursday, March 19, 2026 – 7:00 P.M.

The Meeting of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on March 19, 2026 in Greenburgh Town Hall and online via Zoom. Chairperson Bunting-Smith called the meeting to order at 7:17 P.M.

Members Present: Chairperson Eve Bunting-Smith, Diane Ueberle, Kristi Knecht, Shauna Denkensohn, Peter Blier

Absent: Louis Crichlow, William Bland

Staff: Ed Lieberman Esq., Deputy Town Attorney
Elizabeth Gerrity, Assistant Building Inspector
Jais Skaria, Building Plans Examiner
Kyra Jones, Secretary to the Zoning Board of Appeals

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1. Case No. ZBA 25-39: CENTRO HERITAGE SPE 6, LLC A.K.A. SPROUTS FARMERS MARKET, 393 N. Central Avenue (P.O. Hartsdale, NY 10530) – Sign Variances

Applicant is requesting sign variances from Section 240-3C(8) of the Sign and Illumination Law to increase the maximum height of insignia or key letters from 4 ft (permitted) to 4.5 ft. (proposed); and to increase the maximum stacked height of insignia or key letters from 4 ft (permitted) to 7.16 ft. (proposed), in order to install wall signage on the subject property. The property is located in the CA - Central Avenue Mixed-Use Impact District and is designated on the Town Tax Map as parcel ID: 8.150-96-4

ZBA Case 25-39 was Adjourned As-of-Right by the Applicant to the April 16, 2026 Meeting of the ZBA.

2. Case No. ZBA 26-02: HILMAR HOLDINGS, LLC A.K.A. DUNKIN' / JIMMY JOHN'S, 182 Saw Mill River Road (P.O. Elmsford, NY 10523) – Sign Variances

Applicant is requesting sign variances from Section 240-3C(8) to increase the maximum height of insignia or key letters on a sign from 4ft (permitted) to 4.83ft (proposed); and from Section 240-3D(7)(b) to increase the maximum square footage of an illuminated yard business sign from 20 sq. ft. (permitted) to 35.13 sq. ft. on the subject property in order to obtain a sign permit. The property is located in the CB - Close Business District and is designated on the Town Tax Map as parcel ID: 7.190-79-19

ZBA Case 26-02 was Adjourned For All Purposes to the April 16, 2026 Meeting of the ZBA.

3. Case No. ZBA 26-04: 205-207 SMRR REALTY, LLC/LINO I CACSIRE, 205-207 Saw Mill River Road (P.O. Elmsford, NY 10523) – Area Variances

Applicant is requesting area variances from Section 285-32B(3)(d) of the Zoning Ordinance to increase the maximum impervious surface coverage from 80% (permitted) to 100% (proposed); from Section 285-32B(5)(a) to reduce the minimum distance between a parking lot and principal building from 25 ft (required) to 0 ft (proposed); from Section 285-32B(5)(b) to reduce the minimum distance between; the north side property line and off-street parking lot from 25 ft (required) to 0 ft (proposed); from Section 285-32B(5)(b) to reduce the minimum distance between the south side property line and the off-street parking lot from 25 ft (required) to 0 ft (proposed); from Section 285-32B(5)(c) to reduce the minimum distance between the rear property line and off-street parking lot from 25 ft (required) to 0 ft (proposed); and from Section 285-42C(1) to increase a nonconforming multi-family residence, where only one-family residential use is permitted, so as to increase such nonconformance by expanding one of the second floor apartments into one of the vacant first floor commercial spaces, for the interior and exterior renovation including parking lot re-surfacing of the subject property. The property is located in the LI - Light Industrial District and is designated on the Town Tax Map as parcel ID: 7.180-55-3

ON A MOTION BY MS. DENKENSOHN, SECONDED BY MS. KNECHT, THE BOARD VOTED TO GRANT THE REQUESTED VARIANCES. VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MS. KNECHT: AYE, MR. BLIER: AYE

DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Zoning Board of Appeals will be held on Thursday, April 16, 2026 beginning at 7:00 pm.

Respectfully Submitted,



Kyra Jones
Secretary to the Zoning Board of Appeals