



TOWN OF GREENBURGH
ZONING BOARD OF APPEALS Meeting Results
Thursday, April 16, 2026 – 7:00 P.M.

The Meeting of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on April 16, 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, Louis Crichlow, Kristi Knecht, Diane Ueberle, William Bland, Shauna Denkensohn, Peter Blier

Absent:

Staff: Garrett Duquesne, AICP, Commissioner Community Dev. & Conservation
Ed Lieberman Esq., Deputy Town Attorney
Elizabeth Gerrity, Deputy Building Inspector
Jais Skaria, Building Plans Examiner
Kyra Jones, Secretary to the Zoning Board of Appeals

RECEIVED-TOWN CLERK
TOWN OF GREENBURGH
APR 16 2026 3:32 PM

1. **Case No. ZBA 25-36: 1 Lawrence Ardsley, LLC, 1 Lawrence Street (P.O. Ardsley, NY 10502) – Special Use Permit**
Applicant is requesting a special use permit from Section 285-33A(2)(b) of the Zoning Ordinance for the proposed outdoor storage of scaffolding materials on a vacant lot. The property is located in the GI - General Industrial One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 8.370-265-1,2,3,4.

ZBA CASE 25-36 WAS ADJOURNED AS-OF-RIGHT BY THE APPLICANT TO THE MEETING OF MAY 21, 2026

2. **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), in order to install wall signage on the subject property. Applicant withdrew request to increase the maximum stacked height of insignia or key letters from 4 ft (permitted) to 7.16 ft. (proposed). The property is located in the CA - Central Avenue Mixed-Use Impact District and is designated on the Town Tax Map as Parcel Lot ID: 8.150-96-4.



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

3. **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) of the Sign and Illumination Law 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 30 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 Lot ID: 7.190-79-19.

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

4. **Case No. ZBA 26-05: CENTRO HERITAGE SPE 6, LLC A.K.A. Best Buy, 393 N. Central Avenue (P.O. Hartsdale, NY 10530) – Sign Variances**
Applicant is requesting sign variances from Section 240-3(C)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), 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 Lot ID: 8.150-96-4.

UPON APPLICANT SUBMISSION OF ALTERNATE PLAN OPTION #4 DURING THE APRIL 16, 2026 MEETING, THE BUILDING DEPARTMENT DETERMINED THAT NO VARIANCES ARE REQUIRED

5. **Case No. ZBA 26-06: SLAC Holdings, LLC c/o Zarin- Steinmetz, LLP, 86 Dromore Road (P.O. Scarsdale, NY 10583) – Appeal Determination of Building Inspector /In the Alternative a Use Variance**
Applicant is appealing a determination of the Building Inspector that under Zoning Code 285-5 the definition of "Family" permits the principal use of the subject property as a one-family detached dwelling for more than five unrelated individuals. In the alternative, if its appeal is denied, the Applicant requests a use variance from Town Law 267-b(2)(b) permitting such use on the subject property. The property is located in the R-20 One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 8.471-346-10.

ZBA CASE 26-06 WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF MAY 21, 2026.

6. **Case No. ZBA 26-07: Pavan Gadiyaram, 74 Ardsley Road (P.O. Scarsdale, NY 10583) – Area Variances**
Applicant is requesting area variances from Section 285-40B(4) of the Zoning Ordinance to increase the maximum height of an accessory structure from 12 ft (permitted) to 18.91 ft (proposed); and from Section 285-42C(1) to alter and enlarge a nonconforming structure to increase its nonconformance in order to convert an existing barn to a pool house with new dormers and creation of loft space on the subject property. The property is located in the R-20 One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 8.540-371-59.

ZBA CASE 26-07 WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF MAY 21, 2026

7. **Case No. ZBA 26-08: Guy & Debra Kohn, 0 Peter Bont Road (P.O. Irvington, NY 10533) – Area Variance(s)**
Applicants are requesting an area variance from Section 285-32(C)(9)(a) of the Zoning Ordinance to reduce the street frontage of a lot on a dedicated public street from 25 ft (required) to 0 ft (proposed); and from New York Town Law 280-a(5) to permit by easement, access to a structure over a substandard 14 ft wide shared driveway (proposed) where a 15 ft width is required; in order to improve a shared-access driveway to reach the subject property that does not directly abut a street or highway shown on an official map or plan or on a road that conforms to Town standards. The property is located in the R-40 One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 7.440-252-4.

ON A MOTION BY MS. DENKENSOHN, SECONDED BY MS. KNECHT, THE BOARD VOTED TO GRANT THE REQUESTED VARIANCE. VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MR. CRICHLOW: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MS. KNECHT: AYE, MR. BLAND: 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, May 21, 2026 beginning at 7:00 pm.

Respectfully Submitted,



Kyra Jones

Secretary to the Zoning Board of Appeals