



**TOWN OF GREENBURGH  
ZONING BOARD OF APPEALS Meeting Results  
Thursday, May 21, 2026 – 7:00 P.M.**

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The Meeting of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on May 21, 2026 in Greenburgh Town Hall and online via Zoom. Chairperson Bunting-Smith called the meeting to order at 7:15 P.M.

**Members Present:** Chairperson Eve Bunting-Smith, Louis Crichlow, Diane Ueberle, Peter Blier

**Absent:** Kristi Knecht, William Bland, Shauna Denkensohn

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

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TOWN OF GREENBURGH  
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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 District and is designated on the Town Tax Map as Parcel Lot ID: 8.370-265-1,2,3,4.

**ADJOURNED TO THE MEETING OF JULY 16, 2026 TO AWAIT A SEQRA DETERMINATION BY THE TOWN BOARD. VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MR. CRICHLOW: AYE, MS. UEBERLE: AYE, MR. BLIER: AYE**

2. **Case No. ZBA 26-01: Marcelo Orellana, 146 Prospect Avenue (P.O. White Plains, NY 10607) – Use Variance and if granted, an Area Variance**  
Applicant is requesting a use variance to keep chickens (fowl) on the subject property; and if granted, applicant seeks an area variance from Section 285-16B(5)(c) of the Zoning Ordinance to reduce the minimum distance between an accessory structure and rear property line from 8 ft (required) to 6 ft (proposed), in order to legalize a chicken coop on the subject property. The property is located in the R-5 Single Family One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 8.10-13-10.

**ON A MOTION BY MR. CRICHLOW, SECONDED BY MS. UEBERLE, THE BOARD VOTED TO DENY THE REQUESTED USE VARIANCE. VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MR. CRICHLOW: AYE, MS. UEBERLE: AYE, MR. BLIER: AYE**

3. **Case No. ZBA 26-06: SLAC Holdings, LLC c/o Zarin- Steinmetz, LLP, 86 Dromore Road (P.O. Scarsdale, NY 10583) – Appeal Building Inspector Determination/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 TO THE JUNE 18, 2026 MEETING BY THE BOARD PENDING TOWN BOARD REVIEW OF THE TOWN CODE DEFINITION OF "FAMILY"**

4. **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.

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

5. **Case No. ZBA 26-10: Agree Convenience No. 1 LLC c/o Pro Signs, 858 Central Park Avenue (P.O. Scarsdale, NY 10583) – Sign Variances**

Applicant is requesting sign variances from Section 285-29.1B(8)(b)[3] of the Zoning Ordinance to increase the maximum width of a yard sign from 6 ft (permitted) to 13.9 ft (proposed); from Section 285-29.1B(8)(b)[4] to increase the maximum square footage of a yard sign from 30 sq. ft. (permitted); 49.6 sq. ft. (existing), to 69.4 sq. ft. (proposed); from Section 240-3C(7) of the Sign and Illumination Law to construct, erect, provide, maintain, alter or move a sign on a lot on which exists a nonconforming sign (proposed); and from Section 240-3C(9) to install a second wall business sign on a non-corner lot not facing the street (proposed) where only street-facing signs are permitted, in order to add to an existing yard sign and install canopy signage on the subject property. The property is located in the CA - Central Avenue Mixed-Use Impact and is designated on the Town Tax Map as Parcel Lot ID: 8.530-363-4.

**ADJOURNED FOR ALL PURPOSES TO THE MEETING OF JUNE 18, 2026.**

**DATE FOR NEXT MEETING**

The next regularly scheduled meeting of the Greenburgh Zoning Board of Appeals will be held on Thursday, June 18, 2026 beginning at 7:00 pm.

Respectfully Submitted,

Kyra L. Jones  
Secretary to the Zoning Board of Appeals