



**TOWN OF GREENBURGH
ZONING BOARD OF APPEALS Meeting Results
Thursday, June 18, 2026 – 7:00 P.M.**

The Meeting of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on June 18, 2026 in Greenburgh Town Hall and online via Zoom. Chairperson Bunting-Smith called the meeting to order at 7:03 P.M.

Members Present: Chairperson Eve Bunting-Smith, Louis Crichlow, Shauna Denkensohn, Peter Bunting

Absent: Kristi Knecht, Diane Ueberle, William Bland

Staff: Ed Lieberman Esq., Deputy Town Attorney
Jais Skaria, 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 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.

CASE 26-06 WAS ADJOURNED TO THE JULY 16, 2026 MEETING BY THE ZBA PENDING TOWN BOARD REVIEW OF THE TOWN CODE DEFINITION OF "FAMILY"

2. Case No. ZBA 26-09: Carmen Jarama, 22 Beech Street (P.O. White Plains, NY 10603) – Area Variance

Applicant is requesting an area variance from Section 285-16.2B(3)(b) of the Zoning Ordinance to increase the maximum impervious surface coverage from 43.75% (permitted); 91.5% (existing); to 73.6% (proposed), in order to legalize the removal of an accessory structure, legalize the creation of a storage room in the basement and for the new construction of a 10ft x 15ft shed, removal of concrete patios and installation of a new bay window in a non-conforming two-family residence located on a substandard lot. The property is located in the R-5/LMF - One Family/Limited Multifamily Residence District and is designated on the Town Tax Map as Parcel Lot ID: 7.410-225-10.

CASE 26-09 WAS ADJOURNED AS-OF-RIGHT BY THE APPLICANT TO THE JULY 16, 2026 MEETING OF THE ZONING BOARD OF APPEALS

3. 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 District and is designated on the Town Tax Map as Parcel Lot ID: 8.530-363-4.

CASE 26-10 WAS ADJOURNED AS-OF-RIGHT BY THE APPLICANT TO THE AUGUST 20, 2026 MEETING OF THE ZONING BOARD OF APPEALS

4. **Case No. ZBA 26-11: JIC1958 LLC a.k.a Jonard Tools, 75 Clearbrook 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 in a name on a front-facing sign from 4 ft (permitted) to 6.5 ft (proposed); from Section 240-3D(13)(a) to increase the maximum height of said sign from 2 ft (permitted) to 3 ft (proposed); from Section 240-3C(9) to install (2) wall signs on a non-corner lot – facing front (Clearbrook Rd) and west (proposed) where only one front/street-facing sign is permitted; and from Section 240-3C(8) to increase the maximum height of insignia or key letters on the second (west facing) sign from 4 ft (permitted) to 4.5 ft (proposed); in order to install new wall signage on the subject property. The property is located in the PD - Non Residential Planned Development District and is designated on the Town Tax Map as Parcel Lot ID: 7.60-4-3.

CASE 26-11 WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF JULY 16, 2026

5. **Case No. ZBA 26-12: Steven J. Ivkovic, 19 Mt. Pleasant Lane (P.O. Irvington, NY 10533) – Area Variances**

Applicant is requesting area variances from Section 285-14B(5)(b) of the Zoning Ordinance to reduce the minimum distance between an accessory structure (shed/pool house) and a side lot line from 12 ft (required) to 0.90 ft (proposed), from Section 285-14B(5)(b) to reduce the distance between the side lot line and an accessory structure (pool equipment) from 12 ft (required) to 7.4 ft (proposed); and from Section 285-14B(5)(b) to reduce the minimum distance between a concrete patio and a side lot line from 10 ft (required) to 7.4 ft (proposed), in order to install an inground swimming pool and legalize accessory structures on the subject property. The property is located in the R-10 One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 7.360-184-18.

CASE 26-12 WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF JULY 16, 2026

DATE FOR NEXT MEETING

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

Respectfully Submitted,



Kyra L. Jones
Secretary to the Zoning Board of Appeals