

TOWN OF GREENBURGH
Historic & Landmarks Preservation Board
MINUTES
Tuesday – May 9, 2023

The Session of the Historic & Landmarks Preservation Board of the Town of Greenburgh held on Tuesday, May 9, 2023 at 7:00 pm via Zoom Video conference.

1) ROLL CALL

Present: Chairperson Madelon O'Shea, Erminia Curcio, Logan Clark, Kirit Desai, Annette Purdy
Staff: Aaron Schmidt, Deputy Commissioner Community Dev. & Conservation, Kyra Jones, Secretary to the Zoning Board of Appeals
Absent: N/A
Applicant: N/A
Guests: Diana Juettner; 460 Ridge Road – Rikardo Jakaj; Odell Property – Keith Doherty (NOT TO BE DISCUSSED PLAN TO RESCHEDULE FOR JUNE)

2) APPROVAL OF MINUTES – Chairperson O'Shea briefly noted that minutes for prior meetings will not be voted upon this evening.

3) CORRESPONDENCE/EMAIL

4) ONGOING ITEMS

- **460 Ridge Road** – Brief initial discussion of an existing stone wall. Mr. Schmidt noted that H&LPB can restrict actions through certificate of appropriateness process on landmarked sites, but if a site is not on the register, H&LPB actions are limited. Ms. O'Shea noted historical importance and value of the stone wall. Mr. Schmidt noted that although the property owners intend to perform upkeep on the walls, they were not agreeable to a deed restriction prohibiting future owners from demolishing them. Mr. Schmidt noted how deed restriction would give H&LPB power to restrict demolitions. Ms. Curcio noted precedent of Walberg estate being prohibited from demolishing a stone wall. Mr. Schmidt reiterates the value of a deed restriction.

Mr. Schmidt asks Mr. Jakaj to walk through the Applicant response letter to the H&LPB. Mr. Jakaj is unable to locate a copy of the letter and is moved back into the waiting room. Ms. O'Shea discusses the staircase, bathroom tub and sink, and fireplace; if not repurposed, must be sold or salvaged. Mr. Jakaj re-enters the meeting room and noted that the owners are looking to renovate property and will work with the Board to find what pieces are salvageable. Mr. Schmidt noted that H&LPB will forward list of salvage houses. Ms. O'Shea asks why owners do not want to keep the stone walls in perpetuity. Mr. Jakaj responds that owners are willing to perform upkeep, but do not want to encumber the property with permanent restrictions. Mr. Jakaj noted that owners are looking to move into the property following renovations. Mr. Clark noted importance of maintaining original character of property in renovations. Mr. Schmidt suggests a resolution with respect to Applicant's proposal. Ms. O'Shea states that resolution should permit renovation to proceed, with the condition that any artifacts found in process are photographed on site. Ms. O'Shea reiterates elements of the existing home that must be repurposed or salvaged (staircase, tub, pedestal, fireplace, door structures) and that stone walls must be repaired in like & kind. Mr. Schmidt

clarifies that if stone walls are dismantled in the future they be salvaged, not discarded. Motion to accept the resolution is passed.

- **170 Old Army Road** – Ms. Curcio asks if property is close enough to Odell to count it in the historic area, noting that they would have to impose a historic area. Ms. O’Shea briefly describes the history of the area as a farming community.
- **Easton Survey** – Ms. O’Shea noted that she had requested Mr. Duquesne to apply for a grant for an informative brochure on Greenburgh’s historical sites, as suggested by the Easton survey, but that the match required needed to be budgeted for 2024. Ms. O’Shea briefly discusses grant opportunities to fund the brochure.
- **DiNapoli/Cemetery – White House Road** – Ms. O’Shea noted requirement of money for ground penetrating radar to determine the number of graves and to refurbish the visible ones. Ms. O’Shea noted necessity of further research.
- **Gaisman Estate – 150 Ridge Road** – Ms. O’Shea asked Mr. Schmidt for photos of the property and noted that the ZBA hearing was postponed until July.
- **Ben’s Deli** – Ms. O’Shea noted that property was built in 1925 and was “where the Scarsdale kids came with or without identification”. Ms. O’Shea wants to request photographs.

5) **OLD BUSINESS**

- **Webinars** – Ms. O’Shea recommends Planning Board watch “Planning, preservation, and the future” which details how to preserve old buildings. Ms. O’Shea noted that H&LPB members are required to have 4 hours of courses per year. Ms. O’Shea details upcoming webinars including one of preserving cemeteries and the second half of “Planning, preservation, and the future”. Ms. O’Shea recommends archived webinar on window restoration.
- **Markers** – Mr. Clark noted difference between plaques and informative signs. Mr. Schmidt offers to provide a photo of the Carvel plaque (95 Central Park Avenue) for reference. Mr. Clark noted that all Board members should do research to determine their preferences for plaques. Mr. Clark noted importance of distinct branding for Greenburgh plaques, suggests Odell house, Van Tassel house, and a stone wall as possible imagery.

6) **NEW BUSINESS**

7) **FUTURE MEETING DATES: June 13, July 11, and August 8, 2023**

8) **ADJOURNMENT:** Meeting adjourned at 8:09 pm



Garrett Duquesne, AICP
Commissioner, Department of Community Development & Conservation