



**TOWN OF GREENBURGH
HISTORIC AND LANDMARKS PRESERVATION BOARD
MINUTES**

**Thursday, November 14, 2023 – 7:00 P.M.
Lee F. Jackson Conference Room and Via Zoom**

ROLL CALL

Present: Chairperson Madelon O’Shea, Erminia Curcio, Logan Clark, Kirit Desai, Annette Purdy
Staff: Garrett Duquesne, Commissioner CD&C
Absent: N/A
Applicant: N/A
Guests: Diana Juettner

1. APPROVAL OF MINUTES

On a motion by Ms. Purdy and 2nd by Ms. Curcio, the minutes of the October 2023 H&LPB meeting were unanimously approved by the Board.

2. CORRESPONDENCE/EMAILS/MEETINGS

- Continuing Education – H&LPB Members were reminded about an upcoming webinar being held on Thursday, November 16, 2023: The ABCs of Historic Designation, see email notification from Ms. Arpaia, Office Manager of the Department of Community Development and Conservation.
Action: YouTube link will be emailed out for members to watch at their convenience.
- Odell House – Mr. Duquesne stated that the restoration of Odell House, through existing grants, is progressing well. He noted that the present construction phase is underway and, when complete in approximately 10 months, permanent stabilization will be implemented, as well as updated doors, windows and shingles. He noted that a 10’x 25’ extension will also be rebuilt. He explained that an additional and final phase will be forthcoming, which is fully funded and projected to be completed by the end of 2025. Board members asked if a group visit could occur next year; Commissioner Duquesne confirmed that he would be happy to arrange such a visit.
- CLG Audit – Chairperson O’Shea asked staff to coordinate information needed for the annual CLG audit. Mr. Duquesne noted that he would coordinate this information.

3. WORK SESSION

a. 86 Dromore Road

- Representatives of the existing owner (Toby Cohen, Esq.) and a potential purchaser of the site provided an overview of its most recent submission which included a narrative on reasons it felt that the site and property did not meet the criteria for local historic designation. The representatives presented an image of a rendering of a building it would like to develop on the property in place of the existing primary building.
- Mr. Duquesne encouraged the potential purchasers to meet with the Building Inspector to ensure that the use proposed is permitted in the One-Family Residence District, and noted that he would be happy to assist in the coordination of such a meeting. Mr. Duquesne noted that, from a planning perspective, this is an appropriate initial step, which would be followed by a pre-submission conference with the Town Board, provided the proposed use is permitted. He indicated that once these steps occurred, and a formal submission is made, the Historic Board would be included in the process as an Interested or Involved Agency.

- A representative of the owner Mr. Warren Cohen, Esq. noted that prior SEQRA review associated with a 1996 rezoning identified that the subject site, or subject building, was not deemed historic. Mr. Duquesne noted that he would review this related documentation. Mr. Cohen noted that a future intended use of the site is not related to whether or not the Town will or will not deem the site worthy of historic designation.
 - Mr. Duquesne asked the Board if it sought to render a determination of any sort at this time, or whether the Board needed additional time to contemplate the information received at this meeting, along with any other information deemed necessary. Board members noted that additional time and information (including pre-1937 chain of title information) is needed, which will be sent to Mr. Duquesne following the meeting.
- b. Gaisman Estate – 150 Ridge Road
- Board members requested an update from the Building Inspector on the safety and integrity of the building, as it is not presently occupied.
- c. Gordon Parks Plaque
- Mr. Clark recited draft language for a plaque which the Town intends to have created for Gordon Parks. Board members were supportive of the draft. Mr. Duquesne noted that he would have the draft transcribed and circulated to the Board.
- d. Old Chase Bank Building – East Hartsdale Avenue
- Chairperson O’Shea recommended that the Town ensure that closer attention be paid to commercial construction projects related to buildings built more than 50 years prior, as the subject site was the subject of interior demolition and exterior updates, without review by the H&LPB.
- e. Brochure
- Ms. Curcio displayed the H&LPB brochure for the Board; Board-members complimented all aspects of the brochure and explored ways to maximize its distribution to residents, which include direct mailings included in routine Town correspondence such as billing; digitally as an e-blast, digitally to Civic Association leaders, etc.

4. OLD BUSINESS

- Worthington Road photos?

5. NEW BUSINESS

6. FUTURE MEETING DATES (VIA ZOOM): December 5 * (*1st Tuesday*), January 9, February 13

7. ADJOURNMENT

Respectfully submitted,



Garrett Duquesne, Commissioner
Department of Community Development and Conservation