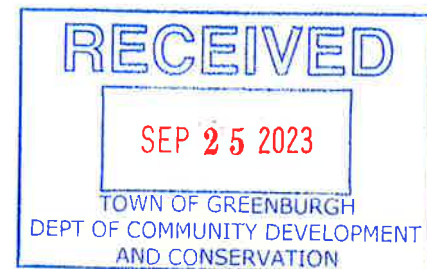




**TOWN OF GREENBURGH
PLANNING BOARD MINUTES
GREENBURGH – NEW YORK
Wednesday – September 6, 2023**



The Work Session of the Planning Board of the Town of Greenburgh began at 7:05 pm on Wednesday, September 6, 2023, and was held both in-person at Town Hall, located at 177 Hillside Avenue, Greenburgh, New York, and online via Zoom-enabled videoconference. It was also simulcast over cable television and the Town of Greenburgh website.

1. ROLL CALL & ANNOUNCEMENTS

Present: Chairperson Hugh Schwartz, Thomas Hay, Kirit Desai, Johan Snaggs, and Leslie Davis (Remote Participant)

Absent: Michael Golden, Walter Simon

Staff: Matthew Britton, Planner, CD&C
Amanda Magana, Esq., Deputy Town Attorney
Garrett Duquesne, AICP, Commissioner, CD&C (via Zoom)

Chairperson Schwartz announced that prospective Planning Board member Ms. Rose Christ is present and listening in on the meeting; the Board welcomed Ms. Christ.

2. APPROVAL OF MINUTES

Chairperson Schwartz asked if there were any comments to the draft minutes of August 16, 2023; there were none. On a motion made by Mr. Hay and seconded by Mr. Desai, the Planning Board unanimously voted to approve the minutes of the August 16, 2023 work session, as written.

3. CORRESPONDENCE

a. Case No. PB 22-01 Ries Subdivision, *Beaver Hill Road (P.O. Elmsford, N.Y.) – 2nd Preliminary Subdivision Extension Request*

Mr. Schmidt reported that the Applicant has requested a second Preliminary Subdivision approval extension, noting that the plat is still in the process of being signed by all of the property owners. He stated that the Applicant had requested a 90-day extension, though, if approved, this extension would be retroactive to July 31, 2023. Mr. Hay recommended a 180-day extension. The Board agreed.

On a motion made by Mr. Hay and seconded by Ms. Davis, the Planning Board unanimously voted to grant a 180-day *nunc-pro-tunc* retroactive extension of the Preliminary Subdivision approval, valid through January 27, 2024.

b. Case No. PB 22-23 United Refrigeration, *420 Saw Mill River Road (P.O. Elmsford, N.Y.) – Notice of Withdrawal*

Chairperson Schwartz reported that the Planning Board received a letter of withdrawal for this application, which explained that the Zoning Board of Appeals (ZBA) denied the requested area variances. He noted that he understood the ZBA's rationale for its decision, as there have been a number of recent requests for building height variances, which could be precedent setting. He mentioned that the Zoning Board of Appeals received testimony in vehement opposition to the project, which the Planning Board did not receive. He also noted that, due to the opposition received, the ZBA had a balloon test conducted, which the Planning Board did not require due to it not receiving the same opposition. Chairperson Schwartz stated he was unsure if the Applicant would reapply.

4. **OLD BUSINESS – WORK SESSION**

c. **Case No. PB 22-10** *Chao, Vacant Lots – Clayton Road (P.O. Scarsdale, N.Y.) – Final Subdivision, Wetland/Watercourse Permit, and Tree Removal Permit*

A work session to discuss the decision of a Final Subdivision, Wetland/Watercourse Permit, and Tree Removal Permit application involving the proposed re-subdivision of 3 existing tax lots (8.400-281-27, 30 & 31) in order to create one (1) flag lot, consisting of 89,841 sq. ft., for the purpose of constructing one (1) new single-family residence, with related improvements. A new curb cut would be provided off of Clayton Road to access the proposed building lot. The proposed driveway would cross over an existing watercourse, which is proposed to be piped as part of the project. A total of approximately 6,000 sq. ft. of watercourse and regulated watercourse buffer area are proposed to be disturbed in connection with the project, requiring a Wetland/Watercourse Permit from the Planning Board. The project requires approximately 850 cubic yards of excavation to carry out the project with 0 cubic yards of imported fill. The Applicant proposes the removal of seven (7) regulated trees, requiring a Tree Removal Permit from the Planning Board, and has prepared a landscaping plan providing for the planting of nine (9) trees, as replacement. The properties, in total, consist of approximately 89,841 sq. ft. (2.06 acres) and are situated on the east side of Clayton Road, approximately 450 feet north of the intersection of Clayton Road and Sheridan Road. The properties are located in the R-30 One-Family Residence District and are designated on the tax map of the Town of Greenburgh as Parcel ID: 8.400-281-27, 30 & 31.

Chairperson Schwartz asked if there have been any substantive changes to the subdivision plat since Preliminary Subdivision approval was granted. Mr. Schmidt responded that there have been none. Chairperson Schwartz asked if there were any special conditions in the draft decision. Mr. Schmidt responded that no special conditions have been added that were not part of the Preliminary Subdivision approval. There were no additional questions or comments from the Board.

On a motion made by Mr. Snaggs and seconded by Mr. Hay, the Planning Board unanimously voted to waive the public hearing requirement for the Final Subdivision application.

On a motion made by Mr. Snaggs and seconded by Mr. Desai, the Planning Board unanimously voted to approve the Final Subdivision application.

On a motion made by Mr. Hay and seconded by Mr. Desai, the Planning Board unanimously voted to approve the Wetland/Watercourse Permit application.

On a motion made by Mr. Snaggs and seconded by Mr. Hay, the Planning Board unanimously voted to approve the Tree Removal Permit application.

5. **PUBLIC HEARING AND PUBLIC DISCUSSION**

Full transcripts of the items on for public hearing and public discussion will be made available through the Department of Community Development and Conservation, and will be posted on the Town of Greenburgh website.

a. **Case No. PB 23-16** *Little Dragon Daycare, 130 Central Park Avenue North (P.O. Hartsdale, N.Y.) – Planning Board Special Permit (Child Daycare Facility)*

A public hearing to discuss a Planning Board Special Permit (Child Daycare Facility) involving the proposed re-use of a former nursery space into a children's daycare facility. The facility is proposed to hold up to 30 children in three (3) separate classrooms. The daycare is proposed on the bottom floor of a church, and the entrance will be locked during operating hours, with only emergency responders having access via a lock box. The Applicant proposes the addition of a 324 sq. ft. playground in the front yard, surrounded by six (6) feet high vinyl privacy fencing. The Applicant requires a waiver from the Planning Board for landscaped buffer area around the playground. The Applicant has identified parking spaces for parent drop-off and pick-up of children, and is proposing the addition of a striped crosswalk in the parking lot. The property consists of approximately 33,977 sq. ft. (0.78 acres) and is situated on the easterly side of Central Park Avenue North, at the intersection

of Central Park Avenue North and Jane Street. The property is located in the CA Central Avenue Mixed-Use Impact District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.250-185-7.

On a motion made by Mr. Hay and seconded by Mr. Snaggs, the Planning Board unanimously voted to close the public hearing and keep the written record open until September 13, 2023.

Due to a member of the public arriving late to the meeting, on a motion made by Mr. Snaggs and seconded by Ms. Davis, the Planning Board unanimously voted to re-open the public hearing to permit additional testimony from the public. Please refer to the Planning Board Public Hearing Transcript of September 6, 2023 to review the additional testimony.

On a motion made by Mr. Snaggs and seconded by Mr. Hay, the Planning Board unanimously voted to adjourn the public hearing to September 20, 2023.

6. OLD BUSINESS – WORK SESSION (CONTINUED)

a. Case No. TB 23-05 NineDot Energy, Chapter 285-37.1 Battery Energy Storage System – Zoning Text Amendment (Referral from Town Board)

A continued work session (June 7, 2023) to discuss a Zoning Text Amendment referral from the Town Board related to a petition seeking to amend Sections 285-37.1D(18)(b) and (d), and add (g), to facilitate a future application for a 10,000 sq. ft., 40,000 kWh capacity Battery Energy Storage System (BESS) at 444 Saw Mill River Road, P.O. Elmsford, N.Y. The Applicant proposes to amend Section 285-37.1D(18)(b) to increase the capacity of Tier 2 BESS from 6,000 kWh to 8,000 kWh in the One-Family Residence, CA, CB, DS, IB, LOB, OB-1, and UR Districts. The Applicant additionally proposes to amend Section 285-37.1D(18)(b) to increase the capacity of Tier 2 BESS from 12,000 kWh to 30,000 kWh in the OB, GI, LI, PD, and PED Districts, and increase the maximum combined footprint of BESS facilities in those districts from 3,500 sq. ft. to 12,500 sq. ft. The Applicant proposes to amend Section 285-37.1D(18)(d) to increase the maximum height of a Tier 2 BESS facility from 10 feet to 12 feet. The Applicant proposes to add Section 285-37.1D(18)(g) to provide for additional planting requirements if trees are removed as part of a BESS application.

Chairperson Schwartz stated that the Battery Energy Storage System (BESS) local law was written with a great deal of research and, since its implementation, no BESS facilities have been installed in the Town. He noted that two (2) have been approved, and the Board did not know how smoothly things would go following installation and operation of such facilities. Chairperson Schwartz opined that this was part of the issue, the technology is rapidly expanding and not enough is known about it. He added that Governor Hochul has formed a task force to research BESS fire safety. Chairperson Schwartz stated that the Board is looking for what has changed that would give the Town a reason to modify a law that was well-researched and may very well be the most comprehensive BESS law in New York State.

Mr. Robert Gaudio, Esq., of Snyder & Snyder, representing the Applicant, and Mr. Robert Sciortino, Senior Project Developer, of NineDot, the Applicant, provided a detailed presentation on the proposed text amendment and revisions made since it was last discussed with the Board. Mr. Sciortino stated that, to his knowledge, there have not been changes in the NYS Fire Code related to BESS facilities, since the Town adopted its local law. He stated that, with respect to safety improvements, many vendors are changing the cell chemistry to be safer, with a lowered risk of a thermal event, and vendors are adding more robust systems to handle deflagration events and direct force upwards, away from people and property. He added that technology is advancing with insulating the power cells, to prevent fires from spreading, and vendors are following UL guidelines, though he is unable to get too specific, due to non-disclosure agreements (NDAs). Chairperson Schwartz noted that NDAs are an issue for communities trying to write laws regulating BESS facilities, as NDAs limit the sharing of information. Mr. Sciortino agreed that the industry should be more transparent with sharing data. He stated that he has been involved in many BESS projects across

New York City and has prepared hazard mitigation analyses. Mr. Sciortino stated that the proposed zoning text amendment would have the potential to affect 79 lots, however, due to various impediments on a number of the lots, including, but not limited to, wetlands and setback requirements, the actual number of potential lots for a BESS facility in line with the proposed amendments, is reduced to 28, and are mostly concentrated in the industrially zoned areas of the Town.

Mr. Gaudioso reviewed the currently proposed amendments to the local law: (1) to amend Section 285-37.1D(18)(b) to increase the capacity of Tier 2 BESS from 6,000 kWh to 8,000 kWh in the One-Family Residence, CA, CB, DS, IB, LOB, OB-1, and UR Districts; (2) to amend Section 285-37.1D(18)(b) to increase the capacity of Tier 2 BESS from 12,000 kWh to 30,000 kWh in the OB, GI, LI, PD, and PED Districts; (3) to increase the maximum combined footprint of BESS facilities in the same districts, from 3,500 sq. ft. to 12,500 sq. ft.; (4) to amend Section 285-37.1D(18)(d) to increase the maximum height of a Tier 2 BESS facility from 10 feet to 12 feet; and (5) to add Section 285-37.1D(18)(g) to provide for additional planting requirements if trees are removed as part of a BESS application. Mr. Gaudioso reminded the Board that, with respect to footprint, as per the Code, the total area within the perimeter fencing is calculated, rather than the area of cabinets and related equipment.

Ms. Davis asked what the size desired for the facility is. Mr. Gaudioso responded that the Applicant is not proposing a change to the minimum lot size in the Code, but rather is requesting an increase in the allowable area for the BESS facility, from 3,500 sq. ft. to 12,000 sq. ft. He added that an approximately 10,000 sq. ft. facility, with a total capacity of approximately 30,000 kWh, would be proposed at the subject site if the amendments are approved. Ms. Davis asked if the Applicant had an end-of-life plan for the batteries. Mr. Gaudioso responded that the Town Code requires a decommissioning plan and for an Applicant to post a bond to cover the decommissioning costs. Mr. Snaggs asked if, as the technology develops, it would be possible to upgrade to a larger storage capacity. Mr. Sciortino responded that it may be possible but dependent on several factors. Mr. Snaggs asked if an increase in kWh capacity lent itself to an increased risk of volatility. Mr. Sciortino responded that it did not.

Mr. Desai asked to which NFPA standard the battery energy storage systems are rated. Mr. Sciortino responded that they are rated to NFPA 855 standards. Mr. Gaudioso added that the Town Code requires compliance with NFPA 855 and UL standards for training and certification and, additionally, requires a fire safety compliance plan, an emergency operations plan, a system certification, and a hazard mitigation analysis for each project proposed. Mr. Desai asked, in light of this, if the Town Code requirements are too restrictive given the quickly evolving technology. Mr. Gaudioso replied that the Town's requirements fall under the zoning ordinance, which has incorporated all of the safety and compliance requirements that New York State and other agencies already require, in addition to site specific considerations, including, but not limited to, access, tree removal, and tree replacement. Mr. Desai asked how the 28 properties deemed by the Applicant to be eligible properties, should the zoning text amendments be approved, could be increased to the original 79 properties identified. Mr. Gaudioso surmised that Applicants could seek variances, and any application would be looked at on a case-by-case basis. He noted that the 444 Saw Mill River Road site which the Applicant is interested in is somewhat unique, in that it includes a swath of undeveloped land that meets the various setback requirements of the Code.

Mr. Hay felt that the existing local law has many existing checks in place to be able to evaluate potential dangers and hazards for any property on which a BESS is proposed. He stated that he wanted to better understand the potential significance of permitting an increase in the footprint and kWh of these types of facilities, though he noted that the Applicant's site appears to be able to accommodate the increase proposed. He was not certain about the capability of the other sites that would be affected.

Chairperson Schwartz stated that, despite every BESS in New York State being subject to NFPA 855, there have been five (5) BESS fires in the last six (6) months. He opined that NFPA 855 does not keep communities safe, primarily due to a lack of transparency in the industry. He stated he did not see an issue with increasing the capacity from 6,000 kWh to 8,000 kWh or increasing the height from 10 feet to 12 feet, but had concerns about the other proposed amendments. Chairperson Schwartz opined that BESS facilities on their own have marginal benefits, unless they are attached to an alternative energy, such as solar. He expressed concern with proliferation of such facilities in the Town. He added that what is considered an off-peak hour now, may not be in the future, with an increase in the use of electric vehicles, most of which will charge overnight, during the current off-peak hours. Chairperson Schwartz noted that technology is changing as well, with lithium-ion batteries unlikely to be utilized in three (3) to four (4) years. He explained that he was debating whether or not a variance application would be more appropriate if a BESS Applicant sought to increase the size of a facility over that which is currently permitted. As a potential alternative, he asked the Applicant if an increase in battery storage capacity in exchange for including solar power was something it would be willing to consider. Mr. Gaudioso responded that he could not say for sure, as the Applicant does not control the land, though the team could speak with the landlord. He noted that solar already is installed on the rooftop of the existing building, to which Chairperson Schwartz added that those panels would not be connected to the proposed BESS. Mr. Gaudioso confirmed that as accurate and stated that Chairperson Schwartz's suggestion would be looked into. Mr. Gaudioso stated that he did not want to eliminate the potential for a BESS application if solar is not an option, but he was all for updating the Code to make solar installations easier. He felt that requiring variances could negatively impact these projects as companies are risk-adverse.

Mr. Anthony Santamaria, Director of Development Engineering and Planning, of NineDot, the Applicant, stated that, with respect to off-peak hours changing, that is expected and the Applicant has the ability to adjust the peaks based on the changing characteristics of the neighborhood. He stated that he is open to including solar energy with BESS facilities, though it is hard to say for sure without evaluating the specific site. Ms. Davis asked what the average setback for BESS facilities is in more dense populations. Mr. Gaudioso responded that, in New York City (NYC), the setback can be as low as ten (10) feet to a building, or as dictated by various standards. Mr. Santamaria advised that NYC has a certificate of approval process, and the setback requirement is based on the certificate.

Chairperson Schwartz stated that Mr. Edward Larkin, of LaBella Associates, the Town's professional consultant for this project, is available this evening to provide and comment, and also is on the task force put together by Governor Hochul. Mr. Larkin stated that the key is to be able to evaluate each specific site and to review the unique parameters of each. He felt that required setbacks from these facilities are most important, to protect people and property, and those remaining the same as currently required in the Code, is critical. Mr. Larkin stated that the Town is able to look at each site on a case-by-case basis, and it obtains local stakeholder input early, which is very important.

Chairperson Schwartz stated that the application would be discussed at the September 20, 2023 meeting, where the Planning Board will consider if it is prepared to issue a recommendation and report to the Town Board and, if it were not ready, request an extension from the Town Board. He asked Planning Board members to provide any questions to Mr. Schmidt ahead of the meeting. Mr. Gaudioso thanked the Board for its time and attention to this matter. He hoped that the Board would be in a position to issue a positive recommendation to the Town Board, both due to the need for the Town Board to have a supermajority vote if the recommendation was not favorable, and also since if the project were to move forward, the Applicant would be back before the Planning Board at a future time to work through the site plan and special permit application process.

7. **NEW BUSINESS – WORK SESSION**

- a. **Case No. PB 23-11** Collins, 19 Pine Lane (P.O. Irvington, N.Y.) – Planning Board Steep Slope Permit
A work session to discuss a Planning Board Steep Slope Permit application involving the proposed construction of a pergola, retaining walls, and an expanded driveway. The Applicant's proposal also

includes stormwater management systems for the new impervious surfaces and landscaping along a steep slope to aid in runoff reduction. The Applicant proposes approximately 343 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), approximately 356 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and approximately 50 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES). The Applicant proposes approximately 5 cubic yards of excavation, and 0 cubic yards of imported fill. The project has been reviewed by the Town's Building Inspector who, in a memorandum dated July 27, 2023, determined that the following two (2) area variances are required: (1) Minimum distance from patio to side property line, from 10 feet (required) to 8.8 feet (proposed); and (2) Minimum setback from driveway to side yard, from 8 feet (required) to 0 feet (proposed). The property consists of approximately 12,465 sq. ft. (0.29 acres) and is situated on the westerly side of Spine Lane, approximately 70 feet from the intersection of Pine Lane and Mount Pleasant Lane. The property is located in the R-7.5 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 7.360-184-9.

Following Mr. Schmidt's overview of the project, Mr. Stephen Anderson, P.E., of Gabriel Senor P.C., representing the Applicant, provided a detailed presentation of the Applicant's proposal. Chairperson Schwartz asked how far from the curb the garage is. Mr. Anderson responded that it is approximately 26 feet, though it is less to the property line. Chairperson Schwartz noted that the existing driveway has the capacity for two (2) vehicles, one (1) in the driveway, and one (1) in the garage. He asked if the Applicant intended on keeping the second driveway. Mr. Doug Collins, Property Owner, responded that he did intend to do so, noting that Pine Lane is a narrow road with no on-street parking, and the second driveway would be for guests.

Mr. Hay asked how stormwater runoff is proposed to be handled. Mr. Anderson reviewed the proposed system, and noted that the property does not have an existing stormwater system, so what is proposed is an improvement over existing conditions. Chairperson Schwartz expressed concern with potential runoff to the downslope neighbors, as the Town Code does not consider the direction of runoff, only the total. He asked where runoff from the driveway is proposed to go. Mr. Anderson responded that runoff from the driveway would flow into the street. Chairperson Schwartz stated that even though the net decrease in runoff is complying with the Code, he is still concerned about the downslope neighbor. He requested the Applicant consider adding a drain in the driveway. Mr. Collins stated that he had planned on adding culverts under the driveway, but there is shallow bedrock. Chairperson Schwartz asked if there was any possibility of adding a pipe. Mr. Anderson responded that porous pavement could be considered, though he would review various possibilities. Ms. Magana suggested that the Applicant speak with the Town Engineer about the point discharge from the driveway. Mr. Anderson responded that he would do so. Mr. Desai asked if the Applicant had spoken with its neighbors. Mr. Collins responded that he has.

Chairperson Schwartz scheduled the project for a continued work session on September 20, 2023.

b. **Case No. PB 23-17** Dilmaghani, *Vacant Lot (Parcel ID 8.471-346-24 & 22) – Old Army Road (P.O. Scarsdale, N.Y.) – Preliminary Subdivision (Initial Conference)*

An initial conference to discuss a potential future Preliminary Subdivision application involving the subdivision of one (1) existing lot into three (3) lots, for the purpose of constructing three (3) new single-family homes. Included in the application is a vacant lot (Parcel ID 8.471-346-22) which is not proposed to change in area, but is currently zoned CA Central Avenue Mixed-Use Impact District, which the Applicant is proposing to re-zone to the R-10 One-Family Residence District, the same zoning district as the larger existing lot (Parcel ID 8.471-346-24). The Applicant is proposing a new curb cut on Old Army Road for a new roadway, which would provide access to the lots on which single-family homes are proposed. The project is likely to require Planning Board Steep Slope Permit and Tree Removal Permit approvals, if a formal submission is made. The properties consist of approximately 59,193 sq. ft. (1.36 acres) and are situated on the northeasterly side of Old Army Road, approximately 180 feet from the intersection of Old Army Road and Central Park Avenue. The properties are located in the R-10 One-Family Residence District and CA Central Avenue Mixed-Use Impact District, and are designated on the tax map of the Town of Greenburgh as Parcel ID: 8.471-346-24 & 22.

Following Chairperson Schwartz's brief introduction of the project, Mr. Gregory Caccioppoli, P.E., of Caccioppoli Engineering, representing the Applicant, provided a detailed presentation of the Applicant's potential future proposal, involving subdivision of one (1) existing lot into three (3) lots, for the purpose of constructing three (3) new single-family homes. Chairperson Schwartz asked if fire trucks would be able to turn in to the driveway, noting that fire trucks would likely back out. Mr. Caccioppoli responded that fire trucks would be able to turn in to the driveway and reverse out, though reversing out may be difficult. Mr. Schmidt noted that if this project is formally submitted, the application will be forwarded to Greenville Fire District for its review. Mr. Caccioppoli opined that fire access is something he should work on first. Mr. Schmidt stated that he could seek to set up a meeting with the Fire District and the Applicant, to discuss these issues early on in the process.

Chairperson Schwartz noted that, generally speaking, steep slopes in Edgemont means there is rock. He asked if the Applicant had performed any test borings as of yet. Mr. Caccioppoli responded that he has not, and added that the project would mostly involve fill, with any excavation associated with foundations for the houses. Chairperson Schwartz stated that the intersection of Old Army Road and Central Park Avenue is very busy, especially a couple times per day due to the Edgemont High School nearby. He added that Old Army Road has had speeding issues for years. Chairperson Schwartz stated that the Board would work with the Town Police Department's Traffic and Safety Unit and with a traffic consultant in reviewing the project, should one be formally submitted. He asked if a homeowner's association is proposed. Mr. Caccioppoli responded that one would be, as the roadway would be privately owned and maintained.

Mr. Schmidt observed that there is a large swath of New York State right-of-way between Old Army Road and the project site, and asked if the Applicant has had any contact with the NYSDOT. Mr. Caccioppoli responded that he reached out to them, but has not had a detailed conversation yet as he wanted to meet with the Planning Board first. Mr. Schmidt noted that, to the north of the properties, is an old cemetery associated with a historical church, and advised that the Historic and Landmarks Preservation Board likely would be involved in any formal submission.

Chairperson Schwartz opined that he did not see any use for the property in the CA District other than what is proposed, and asked what is in front of that property, along Central Park Avenue. Mr. Caccioppoli responded that it is a strip mall owned by his client. He stated that access to that property from Central Park Avenue was explored, but was deemed infeasible due to the excessive slope. Chairperson Schwartz opined that this lot is not feasible for commercial use and converting it to residential would not be an issue. Mr. Hay agreed. Chairperson Schwartz summarized the concerns with rock chipping, the intersection, the driveway, and sight distance. He suggested the Applicant consider traffic calming measures along Old Army Road, as well as to reach out to neighbors in the area. Mr. Schmidt asked if there is a sidewalk along this section of Old Army Road. Mr. Caccioppoli responded that there is one on the south side of the road, opposite the subject property.

Mr. Schmidt stated that staff can seek to coordinate a meeting with Fire District officials and separately, a meeting with Police Traffic and Safety officials. Mr. Caccioppoli asked the Board's opinion on rezoning the property to the CA District. Chairperson Schwartz opined that such a request would likely be a non-starter, due to traffic concerns.

8. **ESTABLISH DATE FOR NEXT MEETING**

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Wednesday, September 20, 2023, and will begin at 7:00 pm.

9. **ADJOURNMENT**

The September 6, 2023 work session of the Town of Greenburgh Planning Board was adjourned at 10:04 pm.

Respectfully submitted,



Aaron Schmidt
Deputy Commissioner,
Department of Community Development and Conservation