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TOWN OF GREENBURGH  
PLANNING BOARD

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1. ROLL CALL

5. ITEMS FOR PUBLIC HEARING/PUBLIC DISCUSSION  
PUBLIC DISCUSSION

- a. CASE NO. PB 23-16  
LITTLE DRAGON DAYCARE  
130 Central Park Avenue North  
(P.O. Hartsdale, N.Y.)

ADJOURNMENT.

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Greenburgh Town Hall  
177 Hillside Avenue  
Greenburgh, New York 10607  
September 20, 2023

HYBRID PLANNING BOARD MEETING

BARBARA MARCIANTE,  
Official Court Reporter

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A P P E A R A N C E S :

HUGH SCHWARTZ, CHAIRPERSON  
THOMAS HAY, VICE CHAIRPERSON

WALTER SIMON, Board Member (Virtual)  
KIRIT DESAI, Board Member  
MICHAEL GOLDEN, Board Member  
LESLIE DAVIS, Board Member  
JOHAN SNAGGS, Board Member

AMANDA MAGANA, ESQ., Deputy Town Attorney (Not Present)

AARON SCHMIDT,  
Deputy Commissioner of The Department of  
Community Development and Conservation

MATTHEW BRITTON,  
Town Planner, Department of  
Community Development and Conservation

## CASE NO. PB 23-16

1 CHAIRPERSON SCHWARTZ: Welcome to the Public  
2 Hearing portion of our meeting this evening. Mr. Schmidt,  
3 would you please call the roll?

4 DEPUTY COMMISSIONER SCHMIDT: Sure. Chairperson  
5 Schwartz?

6 CHAIRPERSON SCHWARTZ: Here.

7 DEPUTY COMMISSIONER SCHMIDT: Mr. Hay?

8 VICE CHAIRPERSON HAY: Here.

9 DEPUTY COMMISSIONER SCHMIDT: Mr. Golden?

10 BOARD MEMBER GOLDEN: Here.

11 DEPUTY COMMISSIONER SCHMIDT: Mr. Desai?

12 BOARD MEMBER DESAI: Here.

13 DEPUTY COMMISSIONER SCHMIDT: Mr. Snaggs?

14 BOARD MEMBER SNAGGS: Here.

15 DEPUTY COMMISSIONER SCHMIDT: Ms. Davis?

16 BOARD MEMBER DAVIS: Here.

17 DEPUTY COMMISSIONER SCHMIDT: And on Zoom,  
18 Mr. Simon?

19 BOARD MEMBER SIMON: Here.

20 CHAIRPERSON SCHWARTZ: Okay.

21 DEPUTY COMMISSIONER SCHMIDT: We're all set.

22 CHAIRPERSON SCHWARTZ: Great. We're all here.

23 We have one case on this evening. It is Case PB 23-16. It  
24 is a continuation of our meeting from the Public Hearing  
25 from the last meeting, Little Dragon Day Care, 130 Central

1 Park Avenue North, P.O. Hartsdale. It's for a special  
2 permit for a child day care facility.

3 As you recall, this particular site is on the  
4 site of a church. And it was a nursery school for many,  
5 many years and it closed. And now they are proposing to  
6 reopen it as a day care center.

7 We had one issue that came up, which required, as  
8 I explained during the minutes, that requires to reopen the  
9 Public Hearing as we were about to close it, there is one  
10 piece of information from a gentleman who had actually  
11 leased six spaces on the property, which required the  
12 application to be revised for this evening.

13 As I understand it, Mr. Schmidt, it didn't create  
14 any new variances or anything like that; is that correct?

15 DEPUTY COMMISSIONER SCHMIDT: That is correct.  
16 No additional variances and no need for a shared parking  
17 reduction.

18 CHAIRPERSON SCHWARTZ: Okay. So and I also  
19 understand it, the other issue was the nail care salon and  
20 I understand the nail salon has no lease.

21 DEPUTY COMMISSIONER SCHMIDT: That's correct.

22 CHAIRPERSON SCHWARTZ: Okay. The other thing I  
23 do want to say upfront is that this is private property in  
24 terms of what can be required and what can't be, as I  
25 understand it from the law. Is that correct, Mr. Schmidt,

1           like crosswalks and things like that?

2                     DEPUTY COMMISSIONER SCHMIDT: Things of that  
3 nature, right. It is a private property.

4                     CHAIRPERSON SCHWARTZ: Okay. And therefore, we  
5 don't have jurisdiction. We can suggest --

6                     DEPUTY COMMISSIONER SCHMIDT: Right.

7                     CHAIRPERSON SCHWARTZ: -- we can suggest, but we  
8 can't dictate --

9                     VICE CHAIRPERSON HAY: Require.

10                    CHAIRPERSON SCHWARTZ: Require any particular  
11 style, for instance, of a crosswalk.

12                    One final thing I want to say, and I said it  
13 before, but I want to say it again. We are a volunteer  
14 group that works up here. We try to get through the entire  
15 agenda on a timely basis and move things on while still  
16 maintaining our own lives besides that. And as such, we  
17 want to keep focused on the project at hand only.

18                    Unlike the Town Board, who has a period for  
19 general comments and actually is a Legislative Board of the  
20 Town, not us. We're just a ministerial Board. We  
21 administer the law.

22                    So public comments in our case are limited to the  
23 specific project at hand. So I would appreciate that  
24 anybody who is going to speak tonight to maintain that  
25 rule.

1           Additionally, if you spoke at the last meeting,  
2           there is no need to repeat what you said at the last  
3           meeting. It became part of the public record, okay. And  
4           we can just move on from there and it was understood at the  
5           last meeting. I just want to make that clear, too.

6           And it's unfair not only to the applicant, you  
7           guys, but it's unfair to the public and the people waiting  
8           for additional meetings tonight. We have two fairly large  
9           projects after this meeting tonight. But also people just  
10          watching to stay focused on the Public Hearing.

11          Unless you have something specific that you need  
12          to say beyond what I did, I'm going to open it up for any  
13          questions from the Board.

14          DEPUTY COMMISSIONER SCHMIDT: Just quick?

15          CHAIRPERSON SCHWARTZ: Yes, go ahead.

16          DEPUTY COMMISSIONER SCHMIDT: So I was only going  
17          to indicate that the applicant did go ahead and revise the  
18          plans. So there were two specific revisions made, to Plan  
19          Sheet One, which I have up on the screen now. And I'm  
20          scrolling. The note was added related to employee parking  
21          in the rear. There are spaces up in the back.

22          CHAIRPERSON SCHWARTZ: Okay.

23          DEPUTY COMMISSIONER SCHMIDT: So beyond that.  
24          And on Sheet Two, there is a revision made to identify that  
25          there is signage dedicated to the dentist parking on spaces

1 One through Six on the right-hand side of the screen. And  
2 that spaces Seven through 16 are available for parent  
3 dropoff and pickup.

4 CHAIRPERSON SCHWARTZ: Okay, great.

5 DEPUTY COMMISSIONER SCHMIDT: That's it.

6 CHAIRPERSON SCHWARTZ: Great. Thank you very  
7 much. Any questions from Members of the Board?

8 BOARD MEMBER DESAI: Yes, I have a question.

9 CHAIRPERSON SCHWARTZ: Go ahead, Kirit.

10 BOARD MEMBER DESAI: How do they access parking  
11 to the employee parking?

12 MS. XINGLI CHENG: They can, I think there is --  
13 this is the owner so he can explain.

14 CHAIRPERSON SCHWARTZ: Please give your name and  
15 your position, please.

16 MR. EVERARD LLEWELLYN: Good evening. My name is  
17 Everard Llewellyn. And I'm the Chairperson of the Board of  
18 Trustees at St. Paul's United Baptist Church.

19 CHAIRPERSON SCHWARTZ: Welcome.

20 MR. EVERARD LLEWELLYN: Thank you. I've been  
21 there for 40 years. So I'm pretty familiar with this  
22 property. Entrance on Central Avenue and then you drive  
23 around the building and the parking is in the back. And  
24 you can exit on Jane Street.

25 DEPUTY COMMISSIONER SCHMIDT: So again, I'm

1 showing the cursor. You come in Central --

2 CHAIRPERSON SCHWARTZ: Everybody exits on Jane  
3 Street to go back out?

4 MR. EVERARD LLEWELLYN: Correct. If you don't --  
5 As long as you don't go around the building. If you go  
6 around the building, your only exit is Jane Street. If you  
7 remain on the Central Avenue side, you can enter and exit  
8 on Central Avenue.

9 CHAIRPERSON SCHWARTZ: Okay, thank you very much.  
10 Appreciate that.

11 MR. EVERARD LLEWELLYN: Thank you.

12 CHAIRPERSON SCHWARTZ: Okay, Kirit, anything  
13 else?

14 BOARD MEMBER DESAI: The sign would be in the  
15 beginning of the parking for the back or where the sign  
16 would be for employee only?

17 VICE CHAIRPERSON HAY: I don't know if there is a  
18 sign.

19 MR. EVERARD LLEWELLYN: There is no sign. That  
20 will be indicated to them that they can go around the  
21 building to park there.

22 BOARD MEMBER DESAI: So how do you prevent them  
23 from parking in the front?

24 MS. XINGLI CHENG: Actually --

25 DEPUTY COMMISSIONER SCHMIDT: Just step up to the



1 mic. I'm sorry. Thank you. Go ahead.

2 MS. XINGLI CHENG: Yeah. And we're going to  
3 clarify to our employees and those are the space for them  
4 to park their car.

5 DEPUTY COMMISSIONER SCHMIDT: Is it true you have  
6 maximum six employees?

7 MS. XINGLI CHENG: Yes.

8 CHAIRPERSON SCHWARTZ: Okay. So it's pretty  
9 manageable. It's not like it's --

10 BOARD MEMBER DESAI: That's true, yeah.

11 CHAIRPERSON SCHWARTZ: Okay.

12 BOARD MEMBER DESAI: And then what is in the  
13 rear? It's to be the whole floor is to be a day care and  
14 you're using only half of it?

15 MS. XINGLI CHENG: Half.

16 BOARD MEMBER DESAI: Okay. So what is the other  
17 half?

18 MS. XINGLI CHENG: The other half is, I think,  
19 she operates, she's like a therapist for children as she  
20 only --

21 MR. EVERARD LLEWELLYN: Physical therapy.

22 MS. XINGLI CHENG: Yeah, physical therapy. She  
23 operate after hours.

24 BOARD MEMBER DESAI: Okay.

25 MS. XINGLI CHENG: Yeah.

1 BOARD MEMBER DESAI: Thank you.

2 MS. XINGLI CHENG: You're welcome.

3 CHAIRPERSON SCHWARTZ: Anybody else from the  
4 Board? No?

5 (Whereupon, there was no response.)

6 CHAIRPERSON SCHWARTZ: Anybody on Zoom tonight?  
7 Are you sure?

8 DEPUTY COMMISSIONER SCHMIDT: Mr. Simon --

9 CHAIRPERSON SCHWARTZ: Walter? Walter, go ahead.

10 BOARD MEMBER SIMON: I would just like to follow  
11 up with Kirit's suggestion about the employee parking.  
12 It's a very simple, inexpensive cost to the applicant just  
13 to put a sign up and say employee parking only or something  
14 to that effect to designate that area as employee parking.

15 VICE CHAIRPERSON HAY: Well, the applicant  
16 doesn't own the building. And it's not used just for this  
17 purpose. So I don't know that it would be appropriate,  
18 Walter, to put a sign there just for their business, which  
19 only operates certain times of the week. You know, on  
20 weekend it's the --

21 BOARD MEMBER SIMON: Okay. Okay. Duly noted. I  
22 withdraw my suggestion.

23 CHAIRPERSON SCHWARTZ: Okay. Anything else,  
24 Walter?

25 BOARD MEMBER SIMON: No, that's it.

1 CHAIRPERSON SCHWARTZ: Okay. Anybody else on the  
2 Board have anything to say?

3 (Whereupon, there was no response.)

4 CHAIRPERSON SCHWARTZ: Anybody else on Zoom?

5 DEPUTY COMMISSIONER SCHMIDT: I don't believe  
6 there is anyone else on Zoom. If there is, now would be  
7 the time to request to speak. I'll stop the share screen.

8 CHAIRPERSON SCHWARTZ: Okay. Anybody from the  
9 public want to speak?

10 MR. MURRAY BODIN: Yes.

11 CHAIRPERSON SCHWARTZ: Mr. Bodin. Anybody else?  
12 Okay, Mr. Bodin. Please stick to the topic as I suggested.  
13 Thank you.

14 MR. MURRAY BODIN: My name is Murray Bodin. And  
15 what you just said is exactly what's wrong. You have no  
16 right to tell me what to speak about. You've done it  
17 before. You did it in an email today, which was entirely  
18 improper. And I question --

19 CHAIRPERSON SCHWARTZ: I emailed you about --

20 MR. MURRAY BODIN: Wait a minute. I'm speaking.  
21 When I finish, you can speak.

22 CHAIRPERSON SCHWARTZ: This will be the last time  
23 you speak here if you continue this, okay. Do you want to  
24 speak on the project or not? Yes or no?

25 MR. MURRAY BODIN: I am --

1 CHAIRPERSON SCHWARTZ: Do you want to speak on  
2 this project or not?

3 MR. MURRAY BODIN: I am speaking on this project.

4 CHAIRPERSON SCHWARTZ: Actually, you're not. Do  
5 you want to speak on this project or not, Mr. Bodin?

6 MR. MURRAY BODIN: I am speaking --

7 CHAIRPERSON SCHWARTZ: Then speak on the project,  
8 please. Limit your comments to the project.

9 MR. MURRAY BODIN: You have demonstrated this  
10 evening that you've made changes to the site plan twice. I  
11 recommend or I -- Considering the safety issue on East  
12 Hartsdale Avenue, you show a crosswalk here that's not the  
13 safest crosswalk to use.

14 The safest crosswalk to use is the bar crosswalk,  
15 which is used in New York City, Connecticut, California and  
16 probably in the rest of the world.

17 Greenburgh has been beside itself trying to make  
18 East Hartsdale Avenue safer. I place a start to  
19 acknowledge that the safest crosswalk and the only one that  
20 looks the same to the driver is the parallel bar.

21 So I take this up -- I'm basing this on Maui  
22 where they were notified of issues that were wrong and they  
23 didn't replace it. And there have been any number of other  
24 ones throughout the world in the last couple of weeks where  
25 people were notified of issues that were not safe.

1           The crosswalk that you show on this is not the  
2           safest crosswalk for a pedestrian. This is the start of  
3           sensitizing this Board and other boards to use the safest  
4           for pedestrians throughout the Town of Greenburgh.

5           I request that this not be approved until the  
6           crosswalk is changed to a parallel bar crosswalk. I was  
7           there today. I drove through it, in and out. Got to --  
8           made sure I understood what was going on. And when you  
9           said you can go out one side if you didn't go around the  
10          building, exactly correct. I wanted to make sure I saw  
11          what you are talking about.

12          This is the start where Greenburgh needs to  
13          understand that every crosswalk that comes before this  
14          Board, this being a prime example, be the same.

15          BOARD MEMBER GOLDEN: Mr. Bodin, let me just  
16          interrupt you one minute.

17          MR. MURRAY BODIN: Certainly.

18          BOARD MEMBER GOLDEN: Can we share Mr. Bodin's  
19          suggestion with our expert and get his input --

20          DEPUTY COMMISSIONER SCHMIDT: I think we already  
21          did.

22          CHAIRPERSON SCHWARTZ: We already. He brought it  
23          up at the last meeting. We already did.

24          BOARD MEMBER GOLDEN: What did he say?

25          CHAIRPERSON SCHWARTZ: What did he say, Aaron?

1 DEPUTY COMMISSIONER SCHMIDT: His thought was  
2 that on highly traveled roadways, where there are  
3 crosswalks for pedestrians, the parallel bar style is a  
4 method that's recommended. That's what I was -- if you  
5 look at any of the manuals, there are alternatives.

6 I know Mr. Bodin's position that the bar style is  
7 the safest for pedestrians because the drivers pick up on  
8 that style better than the other styles; correct me if I'm  
9 wrong. But in terms of the manuals, which I believe your  
10 position is that --

11 MR. MURRAY BODIN: The position is -- First of  
12 all, I was on a team that wrote that manual for the last 30  
13 years. So I have experience in actually writing the words  
14 that you are describing.

15 If there is a choice for the safest crosswalk,  
16 why wouldn't you use it? Yes, there are options, but why  
17 use an option that is less safe?

18 BOARD MEMBER GOLDEN: Why don't we hear what the  
19 applicant says about changing the style of the crosswalk?

20 MR. MURRAY BODIN: It is not up to the applicant  
21 to decide. The applicant is not qualified to describe  
22 safety.

23 BOARD MEMBER GOLDEN: No. See if they --

24 MR. MURRAY BODIN: The consultant --

25 BOARD MEMBER SIMON: May I --

1 BOARD MEMBER GOLDEN: They may not --

2 CHAIRPERSON SCHWARTZ: I see you, Walter. Just  
3 hold on. Finish, Michael.

4 BOARD MEMBER GOLDEN: They may not mind changing  
5 it. It may be non-cost issue.

6 BOARD MEMBER SNAGGS: Can we be clear that the  
7 applicant is a tenant in the space. So the conversation  
8 needs to be had with the owner of the property.

9 CHAIRPERSON SCHWARTZ: Yes. And we actually have  
10 no jurisdiction to dictate this at all.

11 BOARD MEMBER SNAGGS: Okay.

12 CHAIRPERSON SCHWARTZ: But Walter, you had  
13 something to say?

14 BOARD MEMBER SIMON: Okay. I think based upon  
15 this, Mr. Bodin's statement, which appear to be confirmed  
16 by Aaron, that on busy streets, that it works very well.  
17 But we, as a Town, have not adopted that in our -- as our  
18 requirement.

19 The question is, seeing how we know it works well  
20 in heavy traffic areas --

21 MR. MURRAY BODIN: Every traffic area.

22 BOARD MEMBER SIMON: -- what is the downside when  
23 we have appropriate jurisdiction, not in this case because  
24 the applicant is not an owner, but what is the downside  
25 when we have appropriate jurisdiction to apply the

1 crosswalk, the cross slashes as Mr. Bodin recommends?

2 CHAIRPERSON SCHWARTZ: Walter, at this point, we  
3 haven't seen the empirical data there in terms of not busy  
4 intersections or places. Our traffic consultant has said  
5 it's good for busy places.

6 I can see Mr. Bodin's logic that if it's good for  
7 busy places, why shouldn't it be good for less busy places.  
8 That logic makes some sense.

9 MR. MURRAY BODIN: Thank you.

10 CHAIRPERSON SCHWARTZ: But I -- let me finish,  
11 Mr. Bodin, okay. Because I'm actually agreeing with you,  
12 okay. I am the Chair, okay.

13 MR. MURRAY BODIN: Yeah, but I deserve the same  
14 respect that you do. When I interrupt you, you don't like  
15 it. And when you interrupt me, I don't like it.

16 CHAIRPERSON SCHWARTZ: I just want to finish my  
17 statement.

18 MR. MURRAY BODIN: So I want to finish mine, too,  
19 when I talk.

20 CHAIRPERSON SCHWARTZ: Thank you. Anyway, so I  
21 think it's something we should probably ask the Town Board  
22 to look into and ask our traffic safety people and our  
23 traffic consultants to look into.

24 However, it doesn't -- can't impact this. We  
25 don't have the law in the books to do it. We have no



1 jurisdiction of it. The applicant isn't even, as Johan  
2 pointed out, the owner of the property. Whether this is a  
3 good idea or not, it very well may be a good idea, okay.

4 Mr. Bodin has done a great job in helping us with  
5 crosswalks on a couple different properties than this. But  
6 we just don't have jurisdiction here.

7 MR. MURRAY BODIN: I would like to make a  
8 comment.

9 CHAIRPERSON SCHWARTZ: Yes, sir.

10 MR. MURRAY BODIN: There is no difference between  
11 a busy street and a smaller street. A crosswalk should  
12 look the same anywhere.

13 CHAIRPERSON SCHWARTZ: Okay, go ahead. I'm  
14 listening. Go ahead.

15 MR. MURRAY BODIN: To distinguish between a busy  
16 street and what's not so busy is just not logical. It  
17 should look the same where ever you go on every single  
18 crosswalk; whether it's in a parking lot or on a street, in  
19 a city or a state. It's time that we put pedestrians  
20 safety front and center.

21 CHAIRPERSON SCHWARTZ: I understand your point.  
22 Thank you very much. Anything else you would like to say  
23 about this project?

24 MR. MURRAY BODIN: Yeah. Because the way you  
25 treated me, I wonder whether or not it's time for you to

1 retire and let somebody younger who's more flexible to take  
2 over --

3 CHAIRPERSON SCHWARTZ: Thank you very much --

4 MR. MURRAY BODIN: I have a right to speak --

5 VICE CHAIRPERSON HAY: That's not part of this  
6 application.

7 MR. MURRAY BODIN: I have a right --

8 CHAIRPERSON SCHWARTZ: Thank you very much,  
9 Mr. Bodin.

10 MR. MURRAY BODIN: I think it's time that you  
11 retire and let somebody else who is more flexible to take  
12 over this meeting.

13 CHAIRPERSON SCHWARTZ: I'm quiet flexible. Thank  
14 you, Mr. Bodin. Okay, anybody else want to speak on this  
15 project?

16 (Whereupon, there was no response.)

17 CHAIRPERSON SCHWARTZ: Okay. I asked if there  
18 had been anybody on Zoom? Is there anybody on Zoom?

19 DEPUTY COMMISSIONER SCHMIDT: There is not.

20 CHAIRPERSON SCHWARTZ: Okay, good. I'll take a  
21 motion to close the Public Hearing?

22 BOARD MEMBER SNAGGS: So moved.

23 CHAIRPERSON SCHWARTZ: And leave the record open  
24 until --

25 DEPUTY COMMISSIONER SCHMIDT: So there is a

1 couple of options.

2 CHAIRPERSON SCHWARTZ: Right.

3 DEPUTY COMMISSIONER SCHMIDT: One, the Board  
4 indicated at the last meeting, if all the issues were  
5 addressed, the Board may wish to consider a decision this  
6 evening being that its received public comment another time  
7 and this evening.

8 Staff did prepare a Draft Decision for the  
9 Board's consideration. It's completely up to the Board if  
10 it wishes to move forward with a decision this evening.  
11 Or, you can close the record, leave the written record open  
12 for one week and we can do it two weeks from now.

13 CHAIRPERSON SCHWARTZ: How does the Board feel  
14 about that?

15 BOARD MEMBER DESAI: I think we should consider  
16 what Aaron suggestion is. So I agree with Aaron.

17 CHAIRPERSON SCHWARTZ: To close it tonight and  
18 also vote tonight? That's what you're saying, Kirit?

19 BOARD MEMBER DESAI: Yes.

20 CHAIRPERSON SCHWARTZ: Leslie?

21 BOARD MEMBER DAVIS: Yes, I agree.

22 VICE CHAIRPERSON HAY: I agree.

23 CHAIRPERSON SCHWARTZ: Tom, you agree. I agree.

24 BOARD MEMBER GOLDEN: Same.

25 BOARD MEMBER SNAGGS: Agree.

1 CHAIRPERSON SCHWARTZ: Everybody?

2 BOARD MEMBER SIMON: I agree.

3 CHAIRPERSON SCHWARTZ: Okay. So I'll take a  
4 motion to close the Public Hearing and go back into Work  
5 Session to vote on a decision on this project this evening.

6 BOARD MEMBER SNAGGS: So moved.

7 VICE CHAIRPERSON HAY: Second.

8 CHAIRPERSON SCHWARTZ: Johan and Tom. All in  
9 favor? Aye.

10 VICE CHAIRPERSON HAY: Aye.

11 BOARD MEMBER GOLDEN: Aye.

12 BOARD MEMBER SNAGGS: Aye.

13 BOARD MEMBER DESAI: Aye.

14 BOARD MEMBER DAVIS: Aye.

15 BOARD MEMBER SIMON: Aye.

16 CHAIRPERSON SCHWARTZ: Opposed?

17 (Whereupon, there was no response.)

18 CHAIRPERSON SCHWARTZ: Abstentions?

19 (Whereupon, there was no response.)

20 CHAIRPERSON SCHWARTZ: Now, I'll take a motion to  
21 close the Public Hearing portion of tonight's meeting.

22 BOARD MEMBER DESAI: So moved.

23 BOARD MEMBER SNAGGS: Second.

24 CHAIRPERSON SCHWARTZ: Second --

25 BOARD MEMBER SIMON: Second.

1 VICE CHAIRPERSON HAY: No, Johan second.

2 CHAIRPERSON SCHWARTZ: Johan second. All in  
3 favor? Aye.

4 VICE CHAIRPERSON HAY: Aye.

5 BOARD MEMBER GOLDEN: Aye.

6 BOARD MEMBER DESAI: Aye.

7 BOARD MEMBER SNAGGS: Aye.

8 BOARD MEMBER SIMON: Aye.

9 BOARD MEMBER DAVIS: Aye.

10 CHAIRPERSON SCHWARTZ: All opposed?

11 (Whereupon, there was no response.)

12 CHAIRPERSON SCHWARTZ: Okay. Thank you.

13 (Whereupon, the Public Hearing was concluded.)

14 \* \* \* \* \*

15

16 C E R T I F I C A T I O N

17

18 Certified to be a true and accurate  
19 transcript of the Public Hearing of the Greenburgh Planning  
20 Board Meeting proceedings held on September 20, 2023, taken by  
21 the undersigned, to the best of her ability.

22

23 Barbara Marciante

24 Barbara Marciante,  
25 Official Court Reporter