



TOWN OF GREENBURGH
ZONING BOARD OF APPEALS Meeting Results
Thursday, November 16, 2023 – 7:00 P.M.

TOWN CLERK
TOWN OF GREENBURGH

2023 NOV 21 A 9:59

The Meeting of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on November 16, 2023 in Greenburgh Town Hall and online via Zoom. Chairperson Bunting-Smith called the meeting to order at 7:13 P.M.

Members Present: Chairperson Eve Bunting-Smith, Diane Ueberle, Kristi Knecht, Louis Crichlow, Pauline Mosley, Shauna Denkensohn

Absent: William Bland

Staff: Garrett Duquesne, AICP, Commissioner Community Dev. & Conservation
Joseph Danko, Town Attorney (via Zoom)
Ed Lieberman Esq., Deputy Town Attorney
Elizabeth Gerrity, Assistant Building Inspector (via Zoom)
Kyra Jones, Secretary to the Zoning Board of Appeals

1. Case No. ZBA 23-14: 450 Secor Road LLC/ Hartsdale Greenhouses, 450 Secor Road (P.O. Hartsdale, NY 10530) – Appeal of Building Inspector Determination; Area Variances

The Applicant is appealing a determination of the Building Inspector that the processing and sale of wood products that are not grown or harvested on-site is not a permitted use. In the alternative, if the appeal is denied, the Applicant requests a use variance from Section 285-48B of the Code of the Town of Greenburgh for the sale and processing of firewood and mulch that is not grown or harvested on-site. The property is located in the R-10 One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 8.120-70-53 and 8.120-70-54.

ON A MOTION BY MS. Bunting-Smith, SECONDED BY MS. Knecht, THE BOARD VOTED TO DENY APPLICANT’S APPEAL FROM THE DETERMINATION OF THE BUILDING INSPECTOR THAT THE PROCESSING OF WOOD THAT IS NOT GROWN ON-SITE IS NOT A PERMITTED USE IN THE R-10 SINGLE-FAMILY RESIDENCE DISTRICT. VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MS. KNECHT: AYE, MR. CRICHLow: AYE, MS. MOSLEY: AYE.

APPLICANT’S REQUEST FOR A USE VARIANCE IN THE ALTERNATIVE TO AN APPEAL OF THE BUILDING INSPECTOR’S DETERMINATION HAS BEEN ADJOURNED TO THE MEETING OF DECEMBER 14, 2023

2. Case No. ZBA 23-21: EDC 7 LLC / Thalle Industries, Inc., 50 Warehouse Lane South (aka 7 Warehouse Lane (P.O. Elmsford, NY 10523) – Area Variances

for the modification and renewal of a special permit previously granted by the ZBA on April 12, 2002 (ZBA Case 01-35) in order to resume and expand its rock crushing and aggregate reclamation facility. The property is located in the GI - General Industrial One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 7.180-52-20.SE.

THIS CASE WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF DECEMBER 14, 2023.

3. Case No. ZBA 23-22: EDC 7 LLC / Thalle Industries, Inc., 50 Warehouse Lane South (aka 7 Warehouse Lane (P.O. Elmsford, NY 10523) – Use Variance

The Applicant is appealing a determination of the Building Inspector regarding: (1) a Notice of Non-Renewal of ZBA Special Permit 01-35 dated July 24, 2023;” and (2) a stop work order for Thalle Industries’ operations at its Thalle “Virtual Quarry. The property is located in the GI - General Industrial One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 7.180-52-20.SE.

THIS CASE WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF DECEMBER 14, 2023.

**4. Case No. ZBA 23-28: Crossroads Joint Venture / Aspen Dental, 499 Tarrytown Road (P.O. White Plains, NY 10607)
– Area Variances**

The Applicant is requesting a sign variance from Section 240-3C(9) from the Code of the Town of Greenburgh, Sign and Illumination Law to install a wall business sign on the side of a structure (proposed) where by code, is permitted only on the front face of a structure. The property is located in the UR - Urban Renewal District (Planned Commercial Development) One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 7.480-295-1.

IT WAS DETERMINED THAT A VARIANCE WAS NO LONGER NEEDED; THEREFORE THIS MATTER WAS NOT DISCUSSED AT THE NOVEMBER 16, 2023 MEETING.

5. Case No. ZBA 23-29: Cindy & Douglas Collins, 19 Pine Lane (P.O. Irvington, NY 10533) – Area Variances

The Applicant is requesting area variances from Section 285-5 of the Zoning Ordinance to reduce the minimum distance from a patio to the side property line from 10 ft. (required) to 7.7 ft. (proposed); and from Section 285-16B(5)(b) to reduce the minimum setback from a driveway to the side yard from 8 ft. (required) to 0 ft. (proposed). The property is located in the R-7.5 One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 7.360-184-9.

THIS CASE WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF DECEMBER 14, 2023 FOR RE-NOTICING PURPOSES AND NOT DISCUSSED AT THE NOVEMBER 16 2023 MEETING.

DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Zoning Board of Appeals will be held on Thursday, December 14, 2023 beginning at 7:00 pm.

Respectfully Submitted,



Kyra Jones
Secretary to the Zoning Board of Appeals