



**TOWN OF GREENBURGH**  
**ZONING BOARD OF APPEALS Meeting Results**  
**Thursday, January 18, 2024 – 7:00 P.M.**

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The Meeting of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on January 18, 2024 in Greenburgh Town Hall and online via Zoom. Chairperson Bunting-Smith called the meeting to order at 7:26 P.M.

**Members Present:** Chairperson Eve Bunting-Smith, Diane Ueberle, Kristi Knecht, William Bland, Shauna Denkensohn

**Absent:** Louis Crichlow, Pauline Mosley

**Staff:** Garrett Duquesne, AICP, Commissioner Community Dev. & Conservation  
Joseph Danko, Town Attorney  
Ed Lieberman Esq., Deputy Town Attorney  
Elizabeth Gerrity, Deputy Building Inspector  
Jason Coppola, PE, Town Engineer  
Kyra Jones, Secretary to the Zoning Board of Appeals

- 1. Case No. ZBA 23-21: EDC 7 LLC / Thalle Industries, Inc., 50 Warehouse Lane South (aka 7 Warehouse Lane (P.O. Elmsford, NY 10523) – Special Permit Modification and Renewal**  
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 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 FEBRUARY 15, 2024.**

**ON A MOTION BY MS. BUNTING-SMITH, SECONDED BY MS. DENKENSOHN, THE BOARD VOTED TO DECLARE ITS INTENT TO SERVE AS LEAD AGENCY WITH REGARD TO SEQRA FOR THIS APPLICATION. VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MS. KNECHT: AYE, MR. BLAND: AYE.**

- 2. Case No. ZBA 23-22: EDC 7 LLC / Thalle Industries, Inc., 50 Warehouse Lane South (aka 7 Warehouse Lane (P.O. Elmsford, NY 10523) – Appeal of Building Inspector Determination**  
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 District and is designated on the Town Tax Map as Parcel Lot ID: 7.180-52-20.SE.

**ON A MOTION BY MS. BUNTING-SMITH, SECONDED BY MS. DENKENSOHN, THE BOARD VOTED TO ADJOURN ZBA CASE 23-22 PENDING THE OUTCOME OF ZBA CASE 23-21. VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MS. KNECHT: AYE, MR. BLAND: AYE.**

- 3. Case No. ZBA 23-32: Justin & Elizabeth Lee, 2 Blueberry Hill Road (P.O. Irvington, NY 10533) – Use Variance**  
The Applicant is requesting area variances from Section 285-10B(4)(a) of the Zoning Ordinance to reduce the minimum setback from the principal building to the front lot line from 40 ft (required) to 21.33 ft (proposed); from Section 285-10B(4)(b) to reduce the minimum setback from the principal building to the side lot line from 25 ft (required) to 3.16 ft (proposed); from Section 285-10B(5)(b) to reduce the minimum setback from the driveway to a side lot line from 20 ft (required) to 0 ft (proposed); from Section 285-40C(2) to reduce the minimum setback from an outside stairway to the side property line from 5 ft (required) to 3.16 ft (proposed); and from Section 285-40C(2) to reduce the minimum setback from a deck to a side property line from 5 ft (required) to 3.16 ft (proposed) to construct a garage, second story addition, deck and new driveway on the subject property. The property is located in the R-40 One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 7.440-252-13.

**THIS CASE WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF FEBRUARY 15, 2024.**

4. **Case No. ZBA 23-33: Gregory M. Leong, 149 Princeton Drive (P.O. Hartsdale, NY 10530) – Area Variances**  
The Applicant is requesting area variances from Section 285-15B(5)(b) of the Zoning Ordinance to reduce the minimum distance from a driveway to the side property line from 10 ft. (required) to 6.16 ft (proposed); from Section 285-15B(3)(d) to increase the maximum impervious surface coverage from 40.75% (permitted) to 50.93% (proposed); and from Section 285-38B to increase the maximum driveway width from 30 ft (permitted) to 82.74 ft (proposed) in order to legalize a circular driveway added onto a non-conforming driveway on the subject property. 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: 8.210-158-5.

**THIS CASE WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF FEBRUARY 15, 2024.**

5. **Case No. ZBA 23-34: Gary & Olivia Weiss, 49 Andrea Lane (P.O. Scarsdale, NY 10583) – Area Variances**  
The Applicant is requesting area variances from Section 285-12B(4)(b) of the Zoning Ordinance to reduce the minimum distance between a principal building and side property line from 18 ft (required) to 16 ft (proposed); and from Section 285-5 to reduce the distance from an uncovered patio to the side property line from 10 ft (required) to 0 ft (proposed) in order to construct a rear addition and legalize a patio addition on the subject property. The property is located in the R-20 One-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 8.520-357-29.

**ON A MOTION BY MS. KNECHT, SECONDED BY MS. DENKENSOHN, THE BOARD VOTED TO GRANT APPLICANT’S REQUEST TO REDUCE THE MINIMUM DISTANCE BETWEEN A PRINCIPAL BUILDING AND SIDE PROPERTY LINE FROM 18 FT (REQUIRED) TO 16 FT (PROPOSED); AND TO DENY THE APPLICANT’S REQUEST TO REDUCE THE DISTANCE FROM AN UNCOVERED PATIO TO THE SIDE PROPERTY LINE FROM 10FT (REQUIRED) TO 0FT (PROPOSED). VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MS. KNECHT: AYE, MR. BLAND: AYE.**

**DATE FOR NEXT MEETING**

The next regularly scheduled meeting of the Greenburgh Zoning Board of Appeals will be held on Thursday, February 15, 2024 beginning at 7:00 pm.

Respectfully Submitted,



Kyra Jones  
Secretary to the Zoning Board of Appeals