



**TOWN OF GREENBURGH
PLANNING BOARD MINUTES
GREENBURGH – NEW YORK
Wednesday – June 4, 2025**

RECEIVED

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**TOWN OF GREENBURGH
DEPARTMENT OF COMMUNITY
DEVELOPMENT & CONSERVATION**

The Work Session of the Planning Board of the Town of Greenburgh began at 7:14 pm on Wednesday, June 4, 2025, and was held 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 on the Town of Greenburgh website.

1. ROLL CALL & ANNOUNCEMENTS

Present: Chairperson Leslie Davis, Dylan Pyne (Remote Participant), Kirit Desai, Michele Moir, and Emily Anderson (Alternate Voting Member)

Absent: Johan Snaggs, Edwin Weinberg

Staff: Aaron Schmidt, Deputy Commissioner, CD&C
Matt Britton, Planner, CD&C
Amanda Magana, Esq., First Deputy Town Attorney

2. APPROVAL OF MINUTES

Chairperson Davis asked if there were any comments on the draft minutes of the May 21, 2025 Planning Board Work Session prepared by staff. There were none. On a motion made by Mr. Desai and seconded by Ms. Moir, the Planning Board unanimously voted to approve the minutes of the May 21, 2025 Work Session, as written.

3. CORRESPONDENCE

a. None.

4. NEW BUSINESS – WORK SESSION

a. **Case No. TB 25-07** Recreation Fee Use Request (*Nature Center at Greenburgh – Welcome Center*)
A work session to discuss a recommendation to the Town Board regarding the proposed use of up to \$75,000 of recreation escrow funds for the purpose of funding a Welcome Center on the grounds of the Nature Center at Greenburgh's facility located on Town parkland that would both receive visitors immediately after they arrive and create a safer area for students to access school buses. The total cost of the project is \$350,000 and the Nature Center at Greenburgh has committed \$275,000 from their funds and from donors.

Prior to any discussion on this project, Mr. Pyne recused himself.

Department of Parks and Recreation Commissioner, Joe Lucasey, stated that the Parks and Recreation Advisory Board issued a recommendation supporting the use of up to \$75,000 of recreation escrow funds to assist in building a Welcome Center at the Nature Center at Greenburgh (the "Nature Center"). Ms. Alix Dunn, Executive Director of the Nature Center at Greenburgh, provided a detailed presentation of the proposal. She explained that the Welcome Center has been designed to safely unload and load students from school buses, provide an immediate welcome area for visitors, allow for additional education space, room to tell the story of the Nature Center, and provide restrooms near the parking lot. Ms. Dunn indicated that the Welcome Center would keep within the current look and style of the Nature Center and its grounds. She stated that the Welcome Center would be an open-air, timber-framed, pavilion-style building of approximately 1,200 sq. ft. in size, and would be assembled on-site. Ms. Dunn added that she hopes to advance to the permitting stage this month with construction to begin shortly thereafter.

Chairperson Davis expressed concern with the open sides of the Welcome Center, noting there appears to be a drop off down to grade level. Ms. Dunn responded that railings and other safety features would be included in the final plans. Ms. Magana asked if there is a requirement to connect to an existing sewer line. Ms. Dunn responded that she has been in contact with the Town Engineer and Westchester County Department of Health concerning this matter, and that the compost toilets which have been proposed are a lengthy distance from the nearest sewer line. Mr. Desai asked how the budget was arrived at. Ms. Dunn responded that the cost of the materials is known, and an architecture firm has provided an estimate for the remainder of the construction costs. Commissioner Lucasey added that the maximum amount of funding requested through the Recreation Parkland funds is \$75,000 and if more is necessary to complete the project, the Nature Center would supply the funds. Mr. Desai suggested the Nature Center consider adding walls to enclose the pavilion and allow for use of the Welcome Center during all seasons. Ms. Dunn noted that the architecture firm has indicated that temporary walls could be placed on the beams, even though that is not planned at this time. Mr. Desai asked about drainage. Ms. Dunn responded that the Nature Center will have to work with the Town on providing appropriate drainage and stormwater management, indicating that a rain garden may be installed. Mr. Desai suggested the flooring be slightly pitched to allow for proper drainage. He asked if the Welcome Center would only be open during the daytime. Ms. Dunn responded that it would be, as the Nature Center closes at dusk. Mr. Desai asked if solar panels could be included. Commissioner Lucasey responded that the area is too wooded to allow for functional solar panels. Mr. Desai asked if the bathrooms would be unisex. Ms. Dunn responded that they would be, and that each would be lockable.

Mr. Schmidt asked if the estimate numbers could be provided. Ms. Dunn responded that she would be able to get these figures provided by the end of the week. Ms. Moir asked what would happen if the project cost more than estimated. Mr. Schmidt responded that either the Nature Center would fundraise the extra money or come back to the Parks and Recreation Advisory Board, the Planning Board, and ultimately the Town Board with a request to release additional funds. The Board requested to review the estimate for the project prior to issuing a recommendation and scheduled the project for its June 18, 2025 work session, provided the documents are received in time to be reviewed.

5. PUBLIC HEARINGS 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 25-09 Lombardo's, 919 Central Park Avenue South (P.O. Scarsdale, N.Y.) – Planning Board Special Use Permit (Restaurant)

A public hearing to discuss a Planning Board Special Use Permit (Restaurant) application involving the proposed expansion of an existing restaurant space by 17 seats. The existing restaurant use was approved for 86 seats, as part of Case No. PB 06-32. The Applicant proposes to increase the number of seats by 17, bringing the total number of seats up to 103. The size of the restaurant is not changing, and the increase in seating does not change the off-street parking requirement. No exterior site changes are proposed. The property consists of approximately 14.1 acres (612,976 sq. ft.) and is situated on the westerly side of Central Park Avenue South, at the intersection of Central Park Avenue South and Ardsley Road. 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: 8.530-363-2.

On a motion made by Mr. Desai and seconded by Ms. Anderson, the Planning Board unanimously voted to close the public hearing and to keep the written record open through June 11, 2025.

b. Case No. PB 24-22 Levy, 134 Euclid Avenue (P.O. Ardsley, N.Y.) – Preliminary Subdivision, Wetland/Watercourse Permit, and Tree Removal Permit

A public hearing to discuss a Preliminary Subdivision, Wetland/Watercourse Permit, and Tree Removal Permit application involving the proposed subdivision of one (1) lot into two (2) lots, to

facilitate the construction of one (1) new, single-family residence. The existing lot contains an existing one-family residence, which is proposed to remain. The project requires approximately 123.8 cubic yards of excavation and 0 cubic yards of imported fill. The Applicant proposes the removal of two (2) regulated trees, requiring a Tree Removal Permit, and has prepared a landscaping plan providing for the planting of 22 trees and 41 shrubs, to satisfy the requirements of Chapter 260 of the Town Code. An off-site wetland area abuts the southwestern edge of the property and much of the proposed lot is within the regulated buffer area. The Applicant proposes to disturb approximately 9,453 sq. ft. of wetland/watercourse buffer area on the subject property. No direct disturbance to the off-site wetland is proposed. The subject property consists of approximately 22,993 sq. ft. (0.47 acres) and is situated on the southerly side of Euclid Avenue, approximately 500 feet west of the intersection of Euclid Avenue and Faith Lane. The property is located in the R-10 One-Family Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.380-270-3.

Prior to the public hearing, the Planning Board, on a motion made by Ms. Moir and seconded by Mr. Desai, unanimously voted to classify the proposed action as an Unlisted action, under SEQRA.

Prior to the public hearing, the Planning Board, on a motion made by Mr. Desai and seconded by Ms. Anderson, unanimously voted to issue a Negative Declaration for the proposed action, under SEQRA.

On a motion made by Mr. Desai and seconded by Ms. Anderson, the Planning Board adjourned the public hearing to its July 2, 2025 meeting.

6. ESTABLISH DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Wednesday, June 18, 2025, and is scheduled to begin at 7:00 pm.

7. ADJOURNMENT

The June 4, 2025 Work Session of the Town of Greenburgh Planning Board was adjourned at 9:34 pm.

Respectfully submitted,



Aaron Schmidt
Deputy Commissioner,
Department of Community Development and Conservation