



**TOWN OF GREENBURGH  
PLANNING BOARD MINUTES  
GREENBURGH – NEW YORK  
Wednesday – July 2, 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 7:04 pm on Wednesday, July 2, 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 (7:41 pm departure), Vice Chairperson Dylan Pyne, Kirit Desai, Edwin Weinberg, Emily Anderson (Alternate Voting Member, 7:07 pm arrival), and Michele Moir (Remote Non-Voting Member)

Absent: Johan Snaggs

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 June 18, 2025 Planning Board Work Session prepared by staff. Mr. Weinberg requested additional language be provided in the discussion of Case No. PB 24-13 Taco Bell, noting that he expressed concern with on-site queuing and also safety on Central Park Avenue. Mr. Schmidt stated that staff can make that revision. There were no other comments. On a motion made by Vice Chairperson Pyne and seconded by Mr. Desai, the Planning Board unanimously voted to approve the minutes of the June 18, 2025 Work Session, as amended.

**3. CORRESPONDENCE**

**a. Case No. PB 25-15 *Loaiza, 185 Prospect Avenue (P.O. White Plains, N.Y.) – Minor Project Wetland/Watercourse Permit***

A report from the Town Wetlands Inspector concerning a Minor Wetland/Watercourse Permit application involving the proposed installation of a basement drainage system with new piping to two (2) drywells. A watercourse runs through the easterly portion of the property, approximately 10 feet from the closest area of disturbance related to the project, involving minor trenching for pipe installation. The watercourse buffer area on the Applicant's property consists of the entire lot, and the project involves approximately 150 sq. ft. of disturbance within the regulated buffer area. No direct disturbance to the watercourse is proposed. The subject property consists of approximately 3,599 sq. ft. (0.08 acres) and is situated on the southerly side of Prospect Avenue, approximately 70 feet east of the intersection of Prospect Avenue and New Street. The property is situated in the R-7.5 One-Family Residence District and is designated on the tax map of the Town as Parcel ID: 8.10-15-19.1.

Mr. Britton, Town Wetlands Inspector, reported on the project, which involves installing a basement drainage system, trenching for piping, and installing two (2) new drywells. He noted that the project was reviewed by the Conservation Advisory Council (CAC), which issued a positive recommendation to the Planning Board. Chairperson Davis asked about the criteria to be considered for a Minor Wetland/Watercourse Permit project. Mr. Britton responded that the project has to involve less than 5,000 sq. ft. of disturbance and 100 cubic yards of excavation. Mr. Schmidt added that the project had to qualify as a Type II action under SEQRA and the Applicant must request the minor project process, which was completed for this project. Ms. Moir noted that a study of the

Manhattan Brook is underway and asked if the study team was aware of this project. Mr. Schmidt responded that staff could make the Department of Public Works aware of this project.

On a motion made by Mr. Desai and seconded by Vice Chairperson Pyne, the Planning Board unanimously voted to classify the proposed action as a Type II action, under SEQRA.

On a motion made by Mr. Weinberg and seconded by Mr. Desai, the Planning Board, in accordance with Section 280-8B(1) of the Town Code, unanimously voted to waive referral of this application to the Planning Board and to permit the Town Wetlands Inspector to issue a decision on the Minor Project Wetland/Watercourse Permit.

#### 4. **OLD BUSINESS – WORK SESSION**

- a. **Case No. TB 25-07** Recreation Fee Use Request (*Nature Center at Greenburgh – Welcome Center*)  
A continued work session (June 4, 2025) 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, which would function both as a receiving area for visitors immediately after they arrive and create a safer area for students to access school buses. The total cost of the project is \$387,776. The Nature Center at Greenburgh has committed to funding the balance of costs exceeding the recreation escrow funds requested.

Prior to any discussion on this project, Vice Chairperson Pyne recused himself from this project.

Chairperson Davis stated that, at the June 4, 2025 Planning Board meeting, the Board requested a budget estimate for the project, which now has been provided. Mr. Weinberg noted that the budget has increased to \$387,776 from \$375,000 and asked if the Nature Center would be covering the difference. Commissioner Joe Lucasey, Department of Parks and Recreation, responded that it would, and the Town would only be providing the requested \$75,000. He stated that the Nature Center would be responsible for any funds over the requested amount.

On a motion made by Mr. Desai and seconded by Mr. Weinberg, the Planning Board unanimously voted to issue a positive recommendation to the Town Board for the release 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.

- b. **Case No. PB 24-13** Taco Bell, 57 Central Park Avenue North (*P.O. Hartsdale, N.Y.*) – *Site Plan, Special Use Permit (Quick Service/Fast Food Establishment), Planning Board Steep Slope Permit, Wetland/Watercourse Permit, Tree Removal Permit, and Planning Board Landscape Buffer Waivers*  
A continued work session (March 19, 2025 and June 18, 2025) to discuss a Planning Board Site Plan, Special Use Permit (Quick Service/Fast Food Establishment), Planning Board Steep Slope Permit, Wetland/Watercourse Permit, and Tree Removal Permit application and Landscape Buffer Waivers request involving the proposed construction of a new Taco Bell Quick Service Restaurant on an existing lot. The lot is currently improved with a restaurant building, which is proposed to be removed. The Applicant proposes to construct an approximately 1,688 sq. ft. Taco Bell restaurant, with a drive-through lane capable of stacking up to seven (7) vehicles. The Applicant proposes approximately 584 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), approximately 126 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and approximately 1,543 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES). The Applicant proposes approximately 5,155 sq. ft. of disturbance within a 100-foot regulated watercourse buffer, associated with an off-site watercourse. The project requires approximately 172 cubic yards of excavation and 179 cubic yards of imported fill, requiring a Fill Permit from the Town Engineer. In a memorandum dated June 26, 2025, the Building Inspector identified the following required area variances: (1) building height, from 12 feet (permitted) to 24.1 feet (proposed); (2) floor area ratio, from 0.015 (permitted) to 0.09 (proposed); (3) impervious surface coverage, from 60% (permitted) to 72% (proposed); (4) side yard setback, from 20 feet (required) to 14.1 feet (proposed); (5) front yard

setback to off-street parking, from 20 feet (required) to 1.7 feet (proposed); (6) southerly side yard setback to off-street parking, from 10 feet (required) to 3 feet (proposed); (7) northerly side yard setback to off-street parking, from 10 feet (required) to 2 feet (proposed); (8) setback from off-street parking to principal building, from 10 feet (required) to 0 feet (proposed); (9) off-street parking spaces, from 49 (required) to 29 (proposed); (10) wall signage on elevations on a non-corner lot, from 1 sign (permitted) to 6 signs (proposed); (11) maximum height of signage south elevation, from 4 feet (permitted) to 6.51 feet (proposed); (12) maximum height of signage east elevation, from 4 feet (permitted) to 6.51 feet (proposed); (13) maximum height of graphic 1 south elevation, from 4 feet (permitted) to 8 feet (proposed); (14) maximum height of graphic 2 south elevation, from 4 feet (permitted) to 8 feet (proposed); (15) maximum height of graphic 3 north elevation, from 4 feet (permitted) to 8 feet (proposed); and (16) maximum height of graphic 4 north elevation, from 4 feet (permitted) to 8 feet (proposed). The Building Inspector additionally identified that front, north side, and south side yard Landscape Buffer Waivers are required from the Planning Board. The Applicant proposes to remove ten (10) regulated trees, requiring a Tree Removal Permit, and has prepared a landscaping plan providing for the planting of 47 trees, as replacement. The site is currently served by two (2) curb cuts on Central Park Avenue North, which are proposed to be consolidated into one (1) curb cut. The property consists of approximately 17,755 sq. ft. (0.41 acres) and is situated on the westerly side of Central Park Avenue North, approximately 150 feet south of the intersection of Central Park Avenue North and Lawton Avenue. 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: 8.250-184-6.

*This project was discussed after the close of the public hearings, at the end of the meeting.*

Following Vice Chairperson Pyne's introduction of the project, Matt Behrens, Esq., of Zarin & Steinmetz, and Paul Dumont, PE., of JMC PLLC, representing the Applicant, provided a presentation of the project and updates since the project was last discussed at the June 18, 2025 Planning Board meeting. Mr. Dumont presented that: (1) the garbage enclosure door has been shifted so it could be opened even if the ADA parking space in front of it were occupied, (2) the sound attenuation fencing had been extended at the request of the Board, and (3) 2,900 sq. ft. of porous pavement has been added to the off-street parking areas, replacing previously proposed impervious asphalt. He then presented a map showing a selection of properties along Central Park Avenue, which identified if the properties have turning restrictions onto Central Park Avenue, based on site inspections conducted by his office. Vice Chairperson Pyne noted that the Starbucks property along Central Park Avenue is left turn out restricted but marked unrestricted on the map. Mr. Dumont acknowledged the error but noted that the map generally shows that left turns out to Central Park Avenue are permitted except near intersections. Mr. Desai asked for a percentage of properties with left turn restrictions. Mr. Dumont responded that he could provide the percentage.

Mr. Schmidt asked if the Applicant had any further communication with the New York State Department of Transportation (NYSDOT). Mr. Dumont responded that he has made phone calls and sent emails to set up a meeting, though no official letter or determination has been received as of yet. Ms. Magana asked if there is a maintenance plan for the pervious pavement currently proposed. Mr. Dumont responded that one had not been put together yet but noted that, as part of the Stormwater Management Control Permit application, a maintenance plan will have to be prepared. Ms. Magana suggested including a note to that effect on the plans. Mr. Dumont responded that a note could be added.

Mr. Dumont stated that the traffic study concluded that the queue from the intersection of Central Park Avenue and East/West Hartsdale Avenue would not impact the entrance to the site, and the queuing analysis concluded that there would be no on-site conflicts with vehicles seeking to exit the site, if a left hand turn were permitted. Mr. Schmidt added that the Town's traffic consultant had confirmed this conclusion. Mr. Dumont reported that the HAWK signal to the north of the site along Central Park Avenue was observed during the Saturday peak hour to be activated three (3) times and is not anticipated to cause conflicts with traffic entering or exiting the site.

Mr. Dumont stated that the building height calculation was corrected to include the architectural element of the tower with bell sign, bringing the requested height to 24.1 feet, above the existing building's current 20.1 feet. He indicated that two (2) Taco Bell signs are proposed on the tower, facing south and east, and four (4) window murals are proposed which are considered signs. He added that a pylon sign is proposed in the front yard. Mr. Schmidt asked if the bell tower signs are proposed to be illuminated. Mr. Raghav Patel, the Applicant, responded that they are intended to be illuminated. Mr. Schmidt noted that the south side faces the apartments on the adjacent property and the proposed sound attenuation fencing and evergreens would be ineffective at screening the sign on the tower, some 20 feet above ground level. He asked if the sign is intended to be illuminated 24 hours per day. Vice Chairperson Pyne asked if the Applicant has considered moving forward with Code-compliant signage. Mr. Patel responded that the sign can be illuminated only during hours of operation and turned off when closed. He added that the signage is standard Taco Bell size. Mr. Dumont clarified that the signage is branding that the company wants the Applicant to apply for. Ms. Magana suggested shifting the south-facing sign to the north of the tower, as there are no residential neighbors proximate to the north. Mr. Dumont responded that he would look into the suggestion. Mr. Schmidt noted that an existing tree appears to be blocking the view of the south facing bell tower sign from the street, so a north facing sign may better serve the site. Ms. Anderson asked what the proposed business hours are. Mr. Dumont responded that the hours of operation would extend past midnight, and he could look into moving the sign due to light sensitivity.

Vice Chairperson Pyne stated that a number of area variances related to signage and an updated height variance are now required, pursuant to an updated variance determination memorandum issued by the Building Inspector on June 26, 2025. He asked the Board's opinion on the updated height variance, noting that the Board had previously indicated it was in favor of a neutral recommendation. Mr. Desai felt a neutral recommendation would still be most appropriate. The Board agreed. Vice Chairperson Pyne asked the Board for its opinion on the various sign variances, opining that the concern about the illumination to the south has been registered. Ms. Anderson felt that a neutral recommendation was appropriate but would propose a negative recommendation on the sign facing south if illumination was pursued. Mr. Weinberg felt that a neutral recommendation on the signs was appropriate. Ms. Schmidt stated that staff would prepare a draft SEQRA determination and a draft recommendation to the Zoning Board of Appeals on the requested area variances for the Planning Board's consideration at its July 16, 2025 meeting.

## **5. NEW BUSINESS – WORK SESSION**

### **a. Case No. PB 24-20 O Mandarin, 363 Central Park Avenue North (P.O. Hartsdale, N.Y.) – Planning Board Special Use Permit (Restaurant) and Planning Board Shared Parking Reduction**

A work session to discuss a Planning Board Special Use Permit (Restaurant) application and a Planning Board Shared Parking Reduction request involving the proposed conversion of 1,600 sq. ft. of vacant retail space into restaurant space, adding to the size of the pre-existing O Mandarin restaurant. The additional restaurant space is proposed to contain up to 21 seats and requires an additional seven (7) off-street parking spaces. The site previously was granted Shared Parking Reductions of five (5) spaces and seven (7) spaces, under Case Nos. PB 11-21 and PB 12-09, respectively. The Applicant is requesting a shared parking reduction to account for the seven (7) additional off-street parking spaces required in connection with the proposed conversion of already built-out space (312 spaces required – 305 spaces proposed) currently approved for use as a retail storefront. No existing parking spaces will be removed and no physical changes to the project site are proposed, in connection with the project. The property consists of approximately 246,985 sq. ft. (5.67 acres) and is situated on the westerly side of Central Park Avenue North (NYS Route 100) across from the intersection of Central Park Avenue North and Battle Avenue. 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: 8.150-96-4.

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

Mr. Peter Liu, the Applicant, provided a presentation on the project which involves the proposed expansion of an existing restaurant into a vacant space currently classified as retail. He added that a

walk-in cooler and bubble tea shop are proposed under separate permits. Mr. Schmidt asked if the existing restaurant would have an internal connection to the expansion area. Mr. Liu responded that it would and there would be a connection from the bubble tea shop to the restaurant as well. Vice Chairperson Pyne asked what the maximum occupancy of the expansion area would be. Mr. Liu responded that there could be seven (7) people per table and partition walls could be removed to open up the space for larger events. Mr. Desai asked how many off-street parking spaces are required. Mr. Schmidt stated that the Building Inspector determined that seven (7) off-street parking spaces are required for the 21 additional seats. Mr. Liu asked if seats could be moved from one area of the restaurant to another, if needed. Mr. Schmidt advised the Applicant to discuss this with the Building Department. Mr. Desai asked if the bubble tea shop would be part of the O Mandarin restaurant or separated from the restaurant. Mr. Liu responded that it would be located within O Mandarin but would have its own signage.

The Board continued its discussion of the project as part of a scheduled public hearing.

## **6. 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 24-20 O Mandarin, 363 Central Park Avenue North (P.O. Hartsdale, N.Y.) – Planning Board Special Use Permit (Restaurant) and Planning Board Shared Parking Reduction**

A public hearing to discuss a Planning Board Special Use Permit (Restaurant) application and a Planning Board Shared Parking Reduction request involving the proposed conversion of 1,600 sq. ft. of vacant retail space into restaurant space, adding to the size of the pre-existing O Mandarin restaurant. The additional restaurant space is proposed to contain up to 21 seats and requires an additional seven (7) off-street parking spaces. The site previously was granted Shared Parking Reductions of five (5) spaces and seven (7) spaces, under Case Nos. PB 11-21 and PB 12-09, respectively. The Applicant is requesting a Shared Parking Reduction to account for the seven (7) additional off-street parking spaces required in connection with the proposed conversion of already built-out space (312 spaces required – 305 spaces proposed) currently approved for use as a retail storefront. No existing parking spaces will be removed and no physical changes to the project site are proposed, in connection with the project. The property consists of approximately 246,985 sq. ft. (5.67 acres) and is situated on the westerly side of Central Park Avenue North (NYS Route 100) across from the intersection of Central Park Avenue North and Battle Avenue. 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: 8.150-96-4.

*Prior to any discussion on this project, Mr. Weinberg recused himself from this project.*

*On a motion made by Mr. Desai and seconded by Vice Chairperson Pyne, the Planning Board unanimously voted to close the public hearing and to keep the written record open through July 9, 2025.*

*Upon closure of this public hearing, Chairperson Davis left the meeting.*

### **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 continued public hearing (June 4, 2025) 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.

*On a motion made by Mr. Desai and seconded by Ms. Anderson, the Planning Board unanimously voted to adjourn the public hearing to July 16, 2025.*

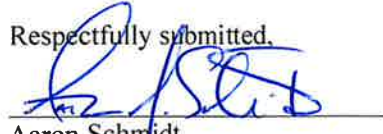
**7. ESTABLISH DATE FOR NEXT MEETING**

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Wednesday, July 16, 2025, and is scheduled to begin at 7:00 pm.

**8. ADJOURNMENT**

The July 2, 2025 Work Session of the Town of Greenburgh Planning Board was adjourned at 9:50 pm.

Respectfully submitted,



Aaron Schmidt  
Deputy Commissioner,  
Department of Community Development and Conservation