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**TOWN OF GREENBURGH
PLANNING BOARD MINUTES
GREENBURGH – NEW YORK
Wednesday – July 16, 2025**

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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 16, 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, Vice Chairperson Dylan Pyne, Kirit Desai, Edwin Weinberg, and Emily Anderson (Alternate Voting Member)

Absent: Johan Snaggs and Michele Moir

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 July 2, 2025 Planning Board Work Session prepared by staff. Mr. Pyne noted that the minutes were drafted in the order of the final agenda, but the items were taken out of order at the meeting for a variety of reasons. He felt the minutes should reflect the order items were taken in the meeting or a note should be made on the out-of-order items. Mr. Schmidt stated that staff can make a note and distribute to the Board for its consideration. Chairperson Davis stated that the Board would consider the amended minutes at the August 4, 2025 meeting.

3. CORRESPONDENCE

4. OLD 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 consider a SEQRA determination and a decision on 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. Schmidt stated that staff prepared a draft SEQRA determination and a draft decision for the Board's consideration. He stated that the project qualifies as an Unlisted action, under SEQRA.

On a motion made by Mr. Pyne and seconded by Ms. Anderson, the Planning Board unanimously voted to classify the proposed action as an Unlisted action, under SEQRA.

On a motion made by Mr. Pyne and seconded by Mr. Desai, the Planning Board unanimously voted to issue a Negative Declaration for the proposed action, under SEQRA.

Mr. Schmidt stated that the draft decision was straightforward and without site specific provisions.

On a motion made by Mr. Desai and seconded by Mr. Pyne, the Planning Board unanimously voted to approve the Special Use Permit (Restaurant) application.

On a motion made by Ms. Anderson and seconded by Mr. Desai, the Planning Board unanimously voted to approve the Shared Parked Reduction of seven (7) off-street parking spaces, from 312 spaces (required) to 305 spaces (approved).

- 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, June 18, 2025, and July 2, 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 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 July 11, 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 north elevation, from 4 feet (permitted) to 5.43 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 and various shrubs, 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.

Following Chairperson Davis's brief introduction of the project, Mr. Schmidt requested the Applicant review the design changes made since the last meeting. Paul Dumont, PE., of JMC PLLC, representing the Applicant, stated that the Board had been concerned about the sign on the south elevation tower. He presented that the sign has been moved to the north side of the building, over the proposed entrance. Chairperson Davis noted that signage is proposed on the east side of the building as well. Mr. Dumont confirmed that as accurate, adding that it is proposed to be illuminated. He stated that a note about maintenance of the porous pavement has been added to the plans. Mr. Pyne recalled that the Board received feedback from a community member asking if there were any noise violations or incidents at the Yonkers Taco Bell locations. Mr. Schmidt stated that he reached out to the Commissioner of Planning in Yonkers for that information and was told that there are no records of any noise complaints or incidents at the Yonkers locations.

On a motion made by Mr. Desai and seconded by Ms. Anderson, the Planning Board unanimously voted to classify the proposed action as an Unlisted action, under SEQRA.

Chairperson Davis asked if there were any comments on the draft SEQRA determination. Mr. Schmidt noted that the draft document has been updated to reflect the latest variances required in connection with the project. There were no comments.

On a motion made by Mr. Pyne and seconded by Mr. Desai, the Planning Board unanimously voted to issue a Negative Declaration for the proposed action, under SEQRA.

Chairperson Davis stated that the Board should consider a recommendation to the Zoning Board of Appeals on the area variances required. Mr. Schmidt reported that staff have prepared a draft recommendation based on discussions with the Board, updated to include the latest variances. He stated that the draft recommendation indicates that there are no compelling planning reasons to issue a positive or negative recommendation and notes the various improvements to the project made by the Applicant, such as moving the sign and pedestrian safety improvements. Mr. Desai felt the draft recommendation was well-prepared, as many of the variances are minor or similar to existing conditions.

On a motion made by Mr. Pyne and seconded by Mr. Desai, the Planning Board unanimously voted to issue a Neutral Recommendation on all required Area Variances to the Zoning Board of Appeals.

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 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 and July 2, 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. Pyne and seconded by Mr. Desai, the Planning Board unanimously voted to adjourn the meeting to obtain legal advice. The adjournment began at 7:27 pm and lasted 57 minutes until 8:24 pm. No votes were taken.

On a motion made by Ms. Anderson and seconded by Mr. Weinberg, the Planning Board unanimously voted to close the public hearing and to keep the written record open through July 28, 2025.

6. NEW BUSINESS – WORK SESSION

a. Case No. PB 25-20 Hosanna Daycare, 142 Central Park Avenue North (P.O. Hartsdale, N.Y.) – Planning Board Special Use Permit (Child Daycare Center) – Pre-Submission Conference

A pre-submission conference to discuss a potential future Planning Board Special Use Permit (Child Daycare Center) application for the conversion of an existing learning center into a Child Daycare facility. The facility would occupy approximately 1,250 sq. ft. of an existing multi-tenant building. The Applicant is considering a proposal to have 18 preschool-aged children and four (4) staff members on-site during operating hours, from 9:00 am to 6:00 pm Monday through Friday. The site currently contains 15 off-street parking spaces. The Applicant is considering a proposal to utilize existing recreation facilities at the neighboring Richard Presser Park and will likely require a variance to do so. No site work would be proposed as part of this potential future application. The property consists of approximately 12,197 sq. ft. (0.28 acres) and is situated on the easterly side of Central Park Avenue North, on the northerly side of the intersection of Central Park Avenue and Jane Street. 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 8.210-158-28.

Following Mr. Schmidt's introduction of the project, Chairperson Davis asked if the Applicant has had communication with the Town's Department of Parks and Recreation on the proposal to utilize the Town's park (Richard Presser Park) for private recreation. Mr. Youngjoon Kim, the Applicant, responded that he has not spoken to the Commissioner of Parks and Recreation as of yet. He provided a presentation of the potential project. Mr. Schmidt stated that, as part of a formal submission, information on the other tenants and their hours of operation should be provided. Ms. Anderson added that the length of tenant leases should be included. Mr. Pyne asked which door is primarily used for the learning center. Mr. Kim responded that the parking lot door is the most used door. Ms. Magana asked if New York State has been contacted to conduct an inspection to ensure the site complies with daycare regulations. Mr. Kim responded that a Special Use Permit from the Town is needed before the State will perform an inspection.

Chairperson Davis requested that the Applicant review its proposed use of Richard Presser Park. Mr. Kim stated that New York State Office of Children and Family Services (OCFS) allow for an off-site play area in a public park. He indicated that the park is about 165 feet from the proposed daycare and children would be walked over with no more than three (3) children per staff member. Mr. Kim stated that the children would typically spend 45 minutes playing at the park. He added that the sidewalk in front of the building is 25 feet wide. Mr. Schmidt noted that the sidewalk does not appear to have appropriate curbing and suggested safety improvements could be made. Chairperson Davis and Mr. Pyne agreed. Mr. Kim asked if such improvements could be made if the sidewalk is not on their property. Mr. Schmidt responded that permission from the NYSDOT would be needed but has been done before. Chairperson Davis asked if children play outside all year round. Ms. Haesung Kim, the Applicant, responded that they do, depending on the weather.

Mr. Pyne suggested that the Applicant speak to the Parks and Recreation Advisory Council and obtain a recommendation about the use of the Town park for a daycare use. He requested that the Applicant provide information on the feasibility of installing a sidewalk. Mr. Schmidt stated that staff can provide contact information for Parks and Recreation and the NYSDOT. Ms. Magana noted that an area variance is likely to be required for the off-site recreation area. The Board thanked the Applicants for their time.

b. Case No. TB 25-05/PB 25-22 Bethel-Knolls, 55 Grasslands Road (P.O. White Plains, N.Y.) – Town Board Zoning Map Amendment, Town Board Site Plan, Town Board Amended Special Use Permit, Town Board Tree Removal Permit, Planning Board Steep Slope Permit & Wetland/Watercourse Permit (Referral from Town Board)

A work session to discuss a Zoning Map Amendment (Town Board – Planning Board referral), Site Plan (Town Board – Planning Board referral), Amended Special Permit (Town Board), Tree Removal Permit Application (Town Board), Planning Board Steep Slope Permit and Wetland/Watercourse Permit application involving the proposed construction of an approximately 41,240 sq. ft. addition onto the existing Knolls buildings associated with 75 new Independent Senior Living units, a related auditorium, and parking lot modifications. The site presently contains a Continuing Care Retirement Community (CCRC) which includes 120 Independent Senior units, 10 assisted living beds, and 20 skilled nursing beds. The Applicant proposes to utilize the existing driveway on the site (with modifications). The Applicant proposes approximately 25,475 sq. ft. of disturbance to 15-25% slopes (STEEP SLOPES), approximately 8,875 sq. ft. of disturbance to 25-35% slopes (VERY STEEP SLOPES), and approximately 4,178 sq. ft. of disturbance to 35%+ slopes (EXCESSIVELY STEEP SLOPES). The Applicant proposes disturbance within the 100-foot regulated buffer of an existing off-site wetland/watercourse. No direct disturbance to the off-site wetland/watercourse is proposed. The Applicant proposes the removal of 30 regulated trees and has prepared a landscaping plan providing for the planting of 188 trees and various shrubs, as replacement. The property consists of approximately 29.1 acres (1,271,267 sq. ft.) and is situated on the south side of Grasslands Road, approximately 225 feet west of the intersection of Grasslands Road and Stephens Lane. The property is located in the Planned Unit Development District and is designated on the tax map of the Town of Greenburgh as Parcel ID 7.221-98-11.

Following Chairperson Davis's introduction of the project, David Cooper, Esq., of Zarin & Steinmetz, representing the Applicant, provided an overview of the project. Chairperson Davis stated that she hoped the Board could conduct a site visit. Mr. Cooper responded that he would be happy to accommodate a site visit. Patrick Mixdorf, R.A., of EGA Architects, representing the Applicant, continued the presentation. He reviewed the area variances required and indicated that while a height variance will be needed, the height of the proposed addition would not be higher than the existing on-site building. Ms. Colette DiLauro, Senior Project Engineer, of Langan Engineering, representing the Applicant, continued the presentation. She stated that, in order to meet New York State Department of Environmental Conservation requirements, the stormwater has to be treated for quality as well as quantity. She presented the landscaping plan, primarily focusing on the existing residential property which protrudes into the site, reviewing the evergreen buffer and grasses proposed to be planted.

Chairperson Davis asked about the building proposed to be removed. Mr. Cooper responded that the building proposed to be removed is the current adult daycare, which would be replaced by the proposed units. Mr. Pyne noted that the Applicant appeared before the Historic and Landmarks Preservation Board the previous night and asked if it received feedback. Mr. Cooper responded that the meeting went well and the H&LPB would like to conduct a site visit. He stated that there was discussion on if the building could be preserved but, unfortunately, it cannot be saved. Mr. Schmidt noted that the site was previously staked for a site visit and asked if the stakes are still present. Mr. Cooper responded that he will confirm and have new stakes placed if necessary. Mr. Pyne asked if the Applicant has involved the neighbors in the project as of yet. Mr. Cooper responded that he has not, but has met some of the neighbors at this meeting. Chairperson Davis stated that the public has the opportunity to send in comments to the Board.

Mr. Schmidt encouraged the Board to provide staff with any comments or questions it may have so that staff can compile and send to the Applicant. He stated that staff will seek to set up site visits for the Board. Mr. Desai asked if a traffic study has been prepared. Mr. Schmidt stated that the project was referred to the Town's traffic consultant who issued some initial comments, which the Applicant is in the process of addressing. He stated that the Town Board has declared its intent to serve as Lead Agency for SEQRA review of this project and suggested that the Planning Board consider if it has any objections. The Planning Board did not have any objections.

On a motion made by Mr. Pyne and seconded by Ms. Anderson, the Planning Board unanimously voted to issue no objection to the Town Board serving as Lead Agency for SEQRA review of this project.

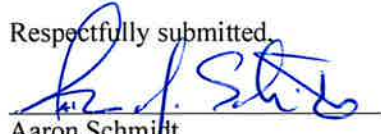
7. ESTABLISH DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Monday, August 4, 2025, and is scheduled to begin at 7:00 pm.

8. ADJOURNMENT

The July 16, 2025 Work Session of the Town of Greenburgh Planning Board was adjourned at 10:20 pm.

Respectfully submitted,



Aaron Schmidt
Deputy Commissioner,
Department of Community Development and Conservation