



**TOWN OF GREENBURGH**  
**ZONING BOARD OF APPEALS Meeting Results**  
**Thursday, March 13, 2025 – 7:00 P.M.**

RECEIVED-TOWN CLERK  
TOWN OF GREENBURGH

The Meeting of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on March 13, 2025 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, Louis Crichlow, William Bland, Shauna Denkensohn

**Absent:** Kristi Knecht

**Staff:** Garrett Duquesne, AICP, Commissioner Community Dev. & Conservation  
Ed Lieberman Esq., Deputy Town Attorney  
Joseph Danko, Town Attorney  
Elizabeth Gerrity, Deputy Building Inspector  
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**

The Applicant has applied 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 ID: 7.180-52-20.SE

**ON A MOTION BY MS. BUNTING-SMITH, SECONDED BY MR. CRICHLAW, THE BOARD VOTED TO GRANT THE APPLICANT’S REQUEST FOR A SPECIAL PERMIT. VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MR. CRICHLAW: 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 to issue: (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 ID: 7.180-52-20.SE

**ON A MOTION BY MS. UEBERLE, SECONDED BY MS. DENKENSOHN, THE BOARD VOTED TO DENY THE APPLICANT’S APPEAL FROM THE ISSUANCE OF THE STOP WORK ORDER. VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MR. CRICHLAW: AYE, MR. BLAND: AYE**

**ON A SEPARATE MOTION BY MS. UEBERLE, SECONDED BY MS. DENKENSOHN, THE BOARD VOTED TO DENY THE APPLICANT’S APPEAL FROM NON-RENEWAL OF THE APRIL 18, 2002 SPECIAL PERMIT. VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MR. CRICHLAW: AYE, MR. BLAND: AYE**

**3. Case No. ZBA 24-31: Thomas H. Stern, 19 Primrose Avenue W. (P.O. White Plains, NY 10607.) – Area Variance**

Applicant is requesting an area variance from Section 285-14B(5)(b) of the Zoning Ordinance to reduce the minimum distance between the side property line and driveway from 12 ft (required) to 0 ft (proposed), in order to legalize a driveway expansion on the subject property. The property is located in the R-10 One Family Residence District and is designated on the Town Tax Map as parcel ID: 7.540-327-9

**ZBA CASE 24-31 WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF MAY 15, 2025**

4. **Case No. ZBA 25-01: Brian Marshall, 14 Terrace Street (P.O. White Plains, NY 10607) – Area Variance**  
Applicant is requesting an area variance from Section 285-36G(3) of the Zoning Ordinance to locate a Hot Tub in a front yard (proposed), where permitted in the rear yard only on the subject property. The property is located in the R-5 One Family Residence District and is designated on the Town Tax Map as parcel ID: 8.10-12-3

**ON A MOTION BY MR. BLAND, SECONDED BY MR. CRICHLAW, THE BOARD VOTED TO GRANT THE REQUESTED VARIANCE. VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MR. CRICHLAW: AYE, MR. BLAND: AYE**

5. **Case No. ZBA 25-02: Ramin Zabih, 333 Glendale Road (P.O. Scarsdale, NY 10583) – Area Variances**  
Applicant is requesting area variances from Section 285-12B(3)(a) of the Zoning Ordinance to increase the maximum principal building coverage from 18% (permitted) to 23.0% (proposed); from Section 285-12B(3)(d) to increase the maximum impervious surface coverage from 29% (permitted) (33.5% existing) to 35.5% (proposed); and from 285-42C(1) to increase a non-conforming structure so as to increase such nonconformance (impervious surface) in order to construct an indoor pool 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 ID: 8.340-251-3

**ON A MOTION BY MR. CRICHLAW, SECONDED BY MS. BUNTING-SMITH, THE BOARD VOTED TO GRANT THE REQUESTED VARIANCES. VOTING WAS AS FOLLOWS: CHAIRPERSON BUNTING-SMITH: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MR. CRICHLAW: AYE, MR. BLAND: AYE  
THIS CASE WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF APRIL 20, 2023.**

**DATE FOR NEXT MEETING**

The next regularly scheduled meeting of the Greenburgh Zoning Board of Appeals will be held on Thursday, April 17, 2025 beginning at 7:00 pm.

Respectfully Submitted,



Kyra Jones

Secretary to the Zoning Board of Appeals