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TOWN OF GREENBURGH
PLANNING BOARD

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- 1. ROLL CALL

- 5. ITEMS FOR PUBLIC HEARING/PUBLIC DISCUSSION
 - a. CASE NO. PB 25-10
Central Animal Hospital
718 Central Park Avenue South
(P.O. Scarsdale, N.Y.)

 - b. CASE NO. PB 25-17
Klemmer
95 Ardsley Road
(P.O. Scarsdale, N.Y.)

ADJOURNMENT.

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Greenburgh Town Hall
177 Hillside Avenue
Greenburgh, New York 10607
February 4, 2026

PLANNING BOARD MEETING CONDUCTED IN PERSON

NICOLE AMENEIROS,
Official Court Reporter

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A P P E A R A N C E S :

DYLAN PYNE, CHAIRPERSON

EDWIN WEINBERG, Board Member
MARC PILLINGER, Board Member
MICHELE MOIR, Board Member (Not Present)
EMILY ANDERSON, Alternate Board Member
NATASHA ROBINSON, Second Alternate Board Member

AMANDA MAGANA, ESQ., Deputy Town Attorney

AARON SCHMIDT,
Deputy Commissioner of the Department of
Community Development and Conservation

1 CHAIRPERSON PYNE: All right. Now we have two
2 public hearings. First up, we have a public hearing on PB
3 25-10, Central Animal Hospital, which is seeking a Planning
4 Board Special Use Permit for a small animal hospital.

5 Deputy Commissioner Schmidt, can you walk us
6 through the application for the record?

7 DEPUTY COMMISSIONER SCHMIDT: Sure.

8 CHAIRPERSON PYNE: First I have to open -- I have
9 to open the public hearing, okay. I will entertain a motion
10 to open the public hearing.

11 ALTERNATE BOARD MEMBER ANDERSON: So moved.

12 CHAIRPERSON PYNE: Moved Ms. Anderson.

13 ALTERNATE BOARD MEMBER ROBINSON: Second.

14 CHAIRPERSON PYNE: Second Ms. Robinson.

15 All in favor?

16 BOARD MEMBER PILLINGER: Aye.

17 BOARD MEMBER WEINBERG: Aye.

18 ALTERNATE BOARD MEMBER ROBINSON: Aye.

19 ALTERNATE BOARD MEMBER ANDERSON: Aye.

20 CHAIRPERSON PYNE: Chair votes aye.

21 All right. Public hearing is open.

22 So I will state this again for the record. First
23 up we have PB 25-10, Central Animal Hospital, which is
24 seeking a Planning Board Special Use Permit for a small
25 animal hospital.

1 Deputy Commissioner Schmidt, can you walk us
2 through the application for the record?

3 Oh, roll call. Thank you.

4 Deputy Commissioner Schmidt, can you conduct the
5 roll?

6 DEPUTY COMMISSIONER SCHMIDT: Chairperson Pyne?

7 CHAIRPERSON PYNE: Here.

8 DEPUTY COMMISSIONER SCHMIDT: Mr. Weinberg?

9 BOARD MEMBER WEINBERG: Here.

10 DEPUTY COMMISSIONER SCHMIDT: Mr. Pillinger?

11 BOARD MEMBER PILLINGER: Here.

12 DEPUTY COMMISSIONER SCHMIDT: Ms. Anderson, our
13 alternate?

14 ALTERNATE BOARD MEMBER ANDERSON: Here.

15 DEPUTY COMMISSIONER SCHMIDT: And Ms. Robinson, our
16 second alternate?

17 ALTERNATE BOARD MEMBER ROBINSON: Here.

18 DEPUTY COMMISSIONER SCHMIDT: Both alternates will
19 be full voting members this evening. Thank you.

20 CHAIRPERSON PYNE: Thank you.

21 For the third time, first up we have PB 25-10
22 Central Animal Hospital, which is seeking a Planning Board
23 Special Use Permit for a small animal hospital.

24 Deputy Commissioner Schmidt, can you walk us
25 through the application?

1 DEPUTY COMMISSIONER SCHMIDT: Yes. So, briefly,
2 before I turn things over to the project team, the
3 applicant, Central Animal Hospital at 718 Central Park
4 Avenue South, P.O. Scarsdale, New York, is seeking a
5 Planning Board Special Use Permit associated with the
6 proposed conversion of a former restaurant space into an
7 animal hospital. The applicant proposes no outside work
8 with the exception of facade changes to facilitate signage
9 for the proposed use.

10 The use is approximately 10,447 square feet,
11 requiring 53 off-street parking spaces, where 75 off-street
12 parking spaces exist on the site. The applicant does not
13 propose overnight boarding of animals, except as medically
14 necessary, and there were a few questions that came up at
15 the work session asked by the board so we'll have the
16 applicant present the project and then go through responses
17 to those comments and then we'll see if there are any
18 members of the public that have any questions or comments as
19 well.

20 I'll turn things over to the project team.

21 MR. CHARLES FOX: Yeah, hi. This is Charlie Fox
22 from the FMD Architects. I'm the studio director here at
23 FMD Architects. I will share a screen to go over the
24 project.

25 Are you able to see my screen?

1 DEPUTY COMMISSIONER SCHMIDT: It's just coming up.
2 Yes.

3 MR. CHARLES FOX: All right. Perfect.

4 So, at the previous meeting, there were very minor
5 comments, some of which we're still working through. The
6 board wanted us to assess the current standing of the
7 retaining wall that is present, as well as assess the
8 current status of the storm water system. We are currently
9 under contract with a civil engineer to make their
10 assessment, and we've plowed the lots so they can do so. We
11 don't have currently any feedback at the moment as to those
12 conditions, but I do appreciate the board's help in locating
13 existing drawings which has given us information on the
14 existent storm water system.

15 Additionally, there were some questions about
16 animal housing. I just wanted to be clear that the hospital
17 team is very well adept at making sure they follow medical
18 standards in terms of where dogs and cats are being housed.
19 They like to follow what's called fear-free protocols to
20 make sure that they're not introducing any more stress or
21 anxiety to the animals.

22 Another topic that we covered in the previous
23 meeting was the interior relief yard, which is something
24 that we're going to introduce to the project to make sure
25 that there wasn't any, you know, affect to the outside in

1 terms of having an abundance of dogs how to use the outside
2 for their relief, right, as well as any noise nuisance to
3 the adjacent neighbors. So the interior relief yard in the
4 lower level of the hospital is to facilitate that function.

5 Other than that, I don't have anything to add.

6 DEPUTY COMMISSIONER SCHMIDT: Mr. Fox, can we just,
7 for the benefit of the public and our newer members,
8 particularly who are not present at the last meeting, can
9 you, you know, pull up the site plan and briefly walk
10 through -- walk everyone through --

11 MR. CHARLES FOX: Of course.

12 DEPUTY COMMISSIONER SCHMIDT: -- the standards that
13 you're seeking to meet with respect to the special use
14 permit criteria?

15 MR. CHARLES FOX: Yeah, of course.

16 DEPUTY COMMISSIONER SCHMIDT: Thank you.

17 MR. CHARLES FOX: So, like Aaron mentioned at the
18 beginning, the project that we're seeking to go through is
19 actually a former restaurant, Ben's Restaurant, and this is
20 the existing hospital that's located about a half mile away
21 from this location. The hospital team has been in the local
22 area for about a century. Chris is on this call too. She's
23 the hospital manager there. She would be able to tell you
24 specifically how long they've been there. But we want to
25 relocate them into a new location that is in line with

1 current day medical standards. We want to foster healing
2 environments and really have a benefit to the community that
3 matches, you know, the medical science of the veterinary
4 industry today.

5 As it was discussed, if we go to the site plan, we
6 aren't looking to do any type of addition or modification to
7 the property. We're looking to re-utilize existing site
8 lighting, the existing mechanical units. The parking, as it
9 was mentioned, meets the requirements for our use, but we're
10 not looking to modify any of that, except for the kind of
11 signage that's existing, which we've provided to the town,
12 and the initial design has been accepted.

13 Beyond that, we're really just looking to make sure
14 that, you know, the use of having an animal hospital is
15 acceptable, and we're hoping the town and the residents will
16 see the benefit of the increase and size of this hospital to
17 this location and the ability to bring everything up to a
18 better standard that ultimately we believe will best serve
19 the community.

20 CHAIRPERSON PYNE: Okay. Are there any questions
21 for Mr. Fox?

22 DEPUTY COMMISSIONER SCHMIDT: I did want to just,
23 for the board's -- for the benefit of the board and the
24 public, just ask one question upfront.

25 So, Mr. Fox, our office, in working with our bureau

1 of engineering, was able to provide you and your team with
2 prior approved -- a prior approved storm water management
3 control permit for the former Ben's Deli which operated on
4 this site for a number of years. So, as I understand it,
5 there is an existing system on the site. Can you tell me,
6 and the board, what the engineer that you've brought on
7 board will be looking at? Is that, you know, what the
8 system capacity is and what its current functionality is, or
9 is it something beyond that or something less than that?

10 MR. CHARLES FOX: You're exactly right. So we
11 passed on the findings of an existing system to our
12 engineer, so he's in receipt of that and understands what's
13 been permitted, and so when they conduct their review of the
14 system, they will be assessing, you know, capacity and
15 making sure that the system is in good functioning order.
16 They will -- I believe they are including a type of scope to
17 make sure that the drainage of the lines is such that it's
18 running free of any debris of that sort.

19 DEPUTY TOWN ATTORNEY MAGANA: Do we have an age on
20 it yet? Do we know how old the system is?

21 MR. CHARLES FOX: It's -- well, so, the permit was
22 in 2014.

23 DEPUTY TOWN ATTORNEY MAGANA: Was that for the dry
24 wells installed at Ben's Deli or is that the original
25 system?

1 MR. CHARLES FOX: That's for the dry wells.

2 DEPUTY TOWN ATTORNEY MAGANA: For the dry wells,
3 okay.

4 So we don't know how old the system is currently.
5 When do you think we'll have an answer as to the age as well
6 as whether it's free flowing or if there's any impediments?

7 MR. CHARLES FOX: The hope is that we can get them
8 hopefully on site next week.

9 DEPUTY TOWN ATTORNEY MAGANA: Okay.

10 MR. CHARLES FOX: I know there's a push to get our
11 findings in to the town prior to the next meeting. So
12 certainly that's our goal so you guys have ample time to
13 review the findings, but that's currently our goal.

14 DEPUTY TOWN ATTORNEY MAGANA: Thank you.

15 DEPUTY COMMISSIONER SCHMIDT: One other question I
16 had. The engineer -- I think you mentioned this, but the
17 engineer's also just looking at the composition and
18 stability of that retaining wall?

19 MR. CHARLES FOX: Correct.

20 DEPUTY COMMISSIONER SCHMIDT: Okay. So we'll get
21 something in writing as well to -- with respect to that?

22 MR. CHARLES FOX: Correct, yep.

23 CHAIRPERSON PYNE: All right. Are there any other
24 questions for Mr. Fox?

25 ALTERNATE BOARD MEMBER ROBINSON: You mentioned

1 that you moved the refuse for the pets to relieve themselves
2 into the basement. Will the part that you have outside
3 disappear or will that stay in a smaller capacity?

4 MR. CHARLES FOX: Yeah, we don't currently have any
5 portion outside for dogs and so any effect of, you know,
6 urination or anything like that would be solely clients
7 coming in. But as far as the function and the control that
8 the hospital team have over the patients, they will only be
9 down here.

10 BOARD MEMBER PILLINGER: And the engineer will be
11 looking at the -- will the engineer be looking at the
12 drainage for the interior relief yard as part of the scope
13 of their assignment?

14 MR. CHARLES FOX: The actual development -- so the
15 drainage off this interior relief yard obviously it doesn't
16 exist yet so that will be part of the renovation as to
17 introduce this and have the proper drainage of that system.
18 You'll see that we -- we have a trench drain shown here as
19 well as a hose to hose down the area, so the intention is
20 that any waste -- solid waste would obviously be picked up
21 and then any urine would be able to be flushed down through
22 the trench drain.

23 DEPUTY TOWN ATTORNEY MAGANA: And that will be
24 addressed by the plumbing inspector and the building
25 department.

1 BOARD MEMBER PILLINGER: Thank you.

2 ALTERNATE BOARD MEMBER ROBINSON: As far as sewer
3 and things like that, not just going into the water system?

4 DEPUTY COMMISSIONER SCHMIDT: Correct.

5 BOARD MEMBER PILLINGER: Thank you.

6 ALTERNATE BOARD MEMBER ROBINSON: Okay.

7 CHAIRPERSON PYNE: Any other questions for Mr. Fox?

8 ALTERNATE BOARD MEMBER ROBINSON: No.

9 CHAIRPERSON PYNE: Mr. Fox, could you briefly walk
10 us through the landscaping on the property, especially
11 closer to the rear property line closest to the immediate
12 single-family home residence?

13 MR. CHARLES FOX: Yeah. So, you know, we have
14 commercial properties on either side from the street side,
15 but to your point, in the rear there are residences back in
16 this area. We understand that with especially veterinarian
17 functions or dog boarding, which we're not doing any dog
18 boarding here, but we understand that noise could be of
19 concern. We do feel that there's a significant buffer with
20 the trees and the distance between our building and the
21 closest adjacent residence. That won't be an issue.

22 CHAIRPERSON PYNE: Has there been --

23 MR. CHARLES FOX: Yeah, go ahead.

24 CHAIRPERSON PYNE: Excuse me. I was going to say
25 has there been any assessment of the health of the -- are

1 those primarily trees or bushes or what's back there?

2 MR. CHARLES FOX: Andrew, I'm not sure if you can
3 speak to that. I believe they're mostly trees in that
4 location.

5 DEPUTY COMMISSIONER SCHMIDT: Yeah, there's --

6 MR. ANDREW BECK: Hi. Good evening. My name's
7 Andrew Beck. I work with Charlie on this project from FMD
8 Architects.

9 The landscaping in the back of the parking lot
10 between our site and those nearby single -- single-family
11 homes is primarily large trees. There are some smaller kind
12 of bushes and shrubs bordering our property on the plan
13 north and south there between the commercial properties.

14 DEPUTY COMMISSIONER SCHMIDT: So it's kind of a
15 layered landscape? I believe there's also lawn -- some lawn
16 area up there; is that correct? Beyond the curb edge?

17 MR. CHARLES FOX: Yeah. I mean, you can kind of
18 see from the street side --

19 DEPUTY COMMISSIONER SCHMIDT: Right.

20 MR. CHARLES FOX: -- and over here some of the
21 shrubbery that Andrew is discussing. Then you can see the
22 large mature trees in the background here.

23 CHAIRPERSON PYNE: Yeah. Are you going to -- is
24 there going to be any improvements to the landscaping in the
25 front of the property? Because that looks a little sad what

1 you're showing us.

2 MR. CHARLES FOX: Yeah, it looks a little rough. I
3 think that, for the benefit of the company, that will
4 definitely be cleaned up to give a polished look to the
5 hospital for sure.

6 CHAIRPERSON PYNE: So if we were conditioning
7 improvements to the landscaping at the front of the property
8 you won't object to that?

9 MR. CHARLES FOX: I don't believe we'd object, no.

10 CHAIRPERSON PYNE: Okay.

11 DEPUTY COMMISSIONER SCHMIDT: And that can be
12 reviewed with the Town Forestry officer, sure.

13 CHAIRPERSON PYNE: Great. Any other questions from
14 the board?

15 Is there anyone from the public here in person who
16 would like to speak on this application?

17 Are there -- is anyone on Zoom who would like to
18 speak on this application?

19 All right. Mr. Fox, can you summarize the
20 outstanding questions that the board is waiting on a
21 response for? Is it just related to the storm water
22 management, or were there other questions that you haven't
23 been able to address yet?

24 MR. CHARLES FOX: Yeah, the storm water management
25 as well as the retaining wall assessment.

1 CHAIRPERSON PYNE: Okay. Do you have a timeline on
2 when you'll be able to assess the retaining wall?

3 MR. CHARLES FOX: I can follow-up with the town
4 tomorrow. As I mentioned, we are under contract with them.
5 Our hope is that we can get them on site early next week,
6 but I can give a more firm date on their turnaround time for
7 their memorandum which will outline the condition of the
8 storm water system as well as the retaining wall.

9 CHAIRPERSON PYNE: Okay.

10 MR. CHARLES FOX: They are aware of the timing of
11 this, and it's been our full intention to expedite their
12 visit on site as soon as possible, but I'll give updates
13 when I get them.

14 CHAIRPERSON PYNE: Okay. I would be comfortable
15 closing the public hearing and leaving the record open to
16 receive the answers on both the retaining wall and the storm
17 water management system, but I will defer to the board on --
18 if we want to leave the hearing open.

19 BOARD MEMBER WEINBERG: I think so.

20 BOARD MEMBER PILLINGER: I'm fine.

21 CHAIRPERSON PYNE: Okay. Then I will entertain a
22 motion to close the public hearing and keep the record open
23 through February 11th of this year, which that's two weeks;
24 is that right?

25 DEPUTY TOWN ATTORNEY MAGANA: That's a week from

1 today.

2 DEPUTY COMMISSIONER SCHMIDT: So that's one week.

3 DEPUTY TOWN ATTORNEY MAGANA: Maybe we do 10 days.

4 DEPUTY COMMISSIONER SCHMIDT: I think maybe through
5 the 13th --

6 CHAIRPERSON PYNE: Okay.

7 DEPUTY COMMISSIONER SCHMIDT: -- would be
8 sufficient. Would you expect if you can get the team out
9 there next week that we can get something in writing by next
10 Friday?

11 MR. CHARLES FOX: I would agree that that's a
12 reasonable timeline for that.

13 DEPUTY COMMISSIONER SCHMIDT: Okay. We would like
14 to be able to provide that information to the board, as well
15 as post it to the website just in case members of the public
16 have any commentary that they want to provide.

17 MR. CHARLES FOX: Of course.

18 CHAIRPERSON PYNE: So then I will entertain a
19 motion to close the public hearing and keep the record open
20 through Friday, February 13th of this year.

21 DEPUTY TOWN ATTORNEY MAGANA: Before the end of the
22 day so that town staff can get it out.

23 CHAIRPERSON PYNE: By 5 p.m. -- 5p.m. Friday,
24 February 13th.

25 DEPUTY TOWN ATTORNEY MAGANA: No, no, earlier.

1 CHAIRPERSON PYNE: Sorry, 12 p.m. 12 p.m. Friday,
2 February 13th.

3 DEPUTY TOWN ATTORNEY MAGANA: Because we're off
4 Monday so that kind of cuts us short on timing that's why.

5 CHAIRPERSON PYNE: Oh, that's right.

6 DEPUTY TOWN ATTORNEY MAGANA: Yep.

7 CHAIRPERSON PYNE: Monday is President's Day.
8 Okay.

9 BOARD MEMBER PILLINGER: So moved.

10 CHAIRPERSON PYNE: All right. Moved Mr. Pillinger.

11 BOARD MEMBER WEINBERG: Second.

12 CHAIRPERSON PYNE: Second Mr. Weinberg.

13 All in favor?

14 BOARD MEMBER PILLINGER: Aye.

15 BOARD MEMBER WEINBERG: Aye.

16 ALTERNATE BOARD MEMBER ROBINSON: Aye.

17 ALTERNATE BOARD MEMBER ANDERSON: Aye.

18 CHAIRPERSON PYNE: Chair votes aye.

19 Thank you. And we look forward to hearing --
20 receiving that additional information.

21 MR. CHARLES FOX: Perfect. Thank you, everyone.

22 CHAIRPERSON PYNE: Thank you.

23 All right. Our second public hearing this evening,
24 Case PB 25-17, Klemmer, at 95 Ardsley Road, who is seeking a
25 Planning Board Steep Slope Permit and a Tree Removal Permit.

1 Deputy Commissioner Schmidt, can you walk us
2 through the application for the record?

3 DEPUTY COMMISSIONER SCHMIDT: Sure.

4 So, as Chairperson Pyne mentioned, project at 95
5 Ardsley Road, P.O. Scarsdale, New York, involving a Planning
6 Board Steep Slope Permit and Tree Removal Permit application
7 related to the proposed demolition of an existing garage and
8 construction of a new detached garage and pool, with related
9 improvements.

10 Just a quick update, we'll have the applicant
11 present the project, but this board issued a recommendation
12 to the Zoning Board of Appeals some months ago. The
13 applicant did move through that process with the Zoning
14 Board, and on December 18th, 2025, the Zoning Board granted
15 area variances related to the maximum width of the driveway
16 from 30 feet permitted to 36.9 feet approved and two, for
17 the height of the proposed accessory structure from 12 feet
18 permitted to 20 feet approved.

19 The applicant also made some changes as part of the
20 Planning Board's review, and I think, for the benefit of our
21 newer members as well as for the public, if the project team
22 could walk everyone through those as well. Thank you.

23 MR. ROB FRANGIONE: Certainly. Good evening. For
24 the record, Rob Frangione, Frangione Engineering, licensed
25 professional engineer in the State of New York, representing

1 Andy Klemmer.

2 I have up on the screen now the landscaping plan.
3 It's definitely more colorful than an engineer's drawing.
4 So what we're here for is the demolition of the existing
5 detached garage, construction of a new detached garage, a
6 pool, patio and associated site grading and demolition.

7 As part of this project we had to get a tree
8 removal permit because some of the trees have to come out
9 where the pool is going and other areas. Seven trees are
10 coming out. We are replacing those with 11 trees. That was
11 part of the work session. There were some requests for the
12 various species, and so we're replacing with a mixture of
13 maple, dogwood and hornbeam. And all of that is on the tree
14 planting plan.

15 The storm water detention system: So right now
16 this house was built in 1865, and the existing driveway just
17 goes straight out to Ardsley Road and there is no storm
18 water detention on any impervious surface but the portion of
19 the site flows to the southeast towards adjacent parcels.
20 Again, all of this runoff was uncontrolled. As part of this
21 project what we have come up with, and I just want to make
22 sure did your screen change to my --

23 DEPUTY COMMISSIONER SCHMIDT: Yes.

24 MR. ROBERT FRANGIONE: -- colorless engineer's
25 plan?

1 DEPUTY COMMISSIONER SCHMIDT: Yes. Thank you.

2 MR. ROBERT FRANGIONE: Okay. Good. I like to go
3 with the pretty warm and fuzzy planting plans. It looks
4 nicer.

5 So, as part of this, we're going to take runoff
6 from portions of the existing driveway and detain that in
7 storm water detention system in the front yard, as well as
8 runoff that's coming off of some of the existing patios, the
9 proposed garage. Right now the detached garage has no storm
10 water detention. The new proposed detached garage will have
11 storm water detention. Similarly, the pool patio runoff
12 from that will also be detained in some surface
13 infiltrators.

14 Originally, our design was for the 25-year 24-hour
15 storm, which is the town standard. We've since upsized that
16 to address the 50-year 24-hour storm as well as the water
17 quality volume. The water quality volume is already in
18 there, but we upsized it to a 50-year design. That's
19 7.6 inches of rain in a 24-hour period for a 50-year versus
20 6.4 for a 25. So we definitely are detaining, you know, not
21 only the runoff that we're required to detain for the new
22 increased impervious surfaces, but runoff from some of the
23 existing impervious surfaces that are now being accounted
24 for.

25 We've received the variances, as stated earlier,

1 for the driveway width and the building height for the
2 detached garage. I prepared a narrative as part of this
3 application that shows how this project complies with
4 Section 245-2 of the Town Code. For the sake of everybody's
5 time, I'm not going to regurgitate that tonight. It's all
6 part of the record.

7 This project was considered a minor project per
8 Section 248-8 of the Town Code.

9 So we've addressed the storm water quality, the
10 tree planting, sediment erosion controls, and that's really
11 all I have to present. And I'm here to answer any
12 questions, should you have them.

13 CHAIRPERSON PYNE: All right. Are there any
14 questions from the board?

15 ALTERNATE BOARD MEMBER ANDERSON: I also just want
16 to confirm, I remember during the work session there being
17 questions about the protection for the -- for the pool, both
18 the fences, and I think Mr. Pyne brought up the question
19 about whether there was a specific type of cover.

20 CHAIRPERSON PYNE: Yeah, if the -- if there's going
21 to be a retractable cover or what -- what safety mechanisms
22 would be associated with the pool.

23 MR. ROBERT FRANGIONE: Well, we do show on this
24 tree plan -- can you see my cursor moving around?

25 DEPUTY TOWN ATTORNEY MAGANA: Can you zoom in a

1 little bit?

2 DEPUTY COMMISSIONER SCHMIDT: A little bit. If you
3 could zoom in that would be helpful.

4 MR. ROBERT FRANGIONE: Sure. The site plan -- it
5 doesn't like to render and deal with zoom at the same time.
6 I guess I need a faster processor. We're showing the
7 48-inch pool code compliant fence --

8 DEPUTY TOWN ATTORNEY MAGANA: Okay.

9 MR. ROBERT FRANGIONE: -- going around the
10 property. The pool itself is an infinity edge pool --

11 CHAIRPERSON PYNE: Oh, that's right.

12 MR. ROBERT FRANGIONE: -- to the edge of the grade
13 change so that trough wouldn't be able to have a cover.

14 CHAIRPERSON PYNE: Got it. That's right.

15 ALTERNATE BOARD MEMBER ANDERSON: Okay. Thank you.

16 CHAIRPERSON PYNE: And for -- for our newer
17 members, I know -- I think it was also during the work
18 session, Ms. Anderson requested additional storm water
19 retention systems, and I believe those were included in a
20 revised plan. Could you just walk us through what
21 additional storm water management will be featured on the
22 site?

23 MR. ROBERT FRANGIONE: Sure. Let me go back to my
24 colorless drawing and -- so the pool patio is very small so
25 the system that we had designed for that was more than

1 sufficient to handle the 50-year storm in addition to the
2 25, but really what we did was we bumped up the Cultecs in
3 the front yard. I think we had originally had 12 and I
4 bumped those up to 16. That was because that's taking a lot
5 more runoff. It's taking the driveway; it's taking the
6 garage. So it's just a question of adding more dry wells.

7 CHAIRPERSON PYNE: Great. And we're grateful for
8 the applicant increasing that system.

9 ALTERNATE BOARD MEMBER ANDERSON: Yes. Thank you.

10 MR. ROBERT FRANGIONE: No problem.

11 CHAIRPERSON PYNE: Any other questions from the
12 board?

13 BOARD MEMBER PILLINGER: I just have one question.
14 You're going to bring in 82 cubic yards of imported fill?

15 MR. ROBERT FRANGIONE: Right.

16 BOARD MEMBER PILLINGER: I assume it's going to be
17 sanitary landfill. Will it be tested? It's not a
18 tremendous amount but.

19 MR. ROBERT FRANGIONE: It will be clean fill, and
20 it's mostly associated with the fill that we need to do for
21 the Cultec units for the pool patio. That's what the
22 majority of it is. Because we're really not proposing much
23 grading in and around the driveway. And, again, some of the
24 fill that's brought in for the Cultec. So it will be, you
25 know, clean fill. A lot of it is going to be topsoil so

1 that we can then revegetate, so.

2 CHAIRPERSON PYNE: I guess this is a question for
3 staff. What systems are -- exist internally within staff to
4 review imported fill?

5 DEPUTY COMMISSIONER SCHMIDT: So if a fill permit
6 isn't triggered -- a fill permit runs through the town
7 engineer, but it is not triggered until 100 cubic yards. So
8 it was a good question from Mr. Pillinger to the applicant
9 specifically in this case since --

10 BOARD MEMBER PILLINGER: 82.

11 DEPUTY COMMISSIONER SCHMIDT: -- the fill is not --
12 you know, it's less than that which falls under the fill
13 permit requirement.

14 BOARD MEMBER PILLINGER: Great.

15 CHAIRPERSON PYNE: Any other questions from the
16 board?

17 All right. Then I will entertain a motion to close
18 the public hearing --

19 Oh, sorry. Deputy Commissioner Schmidt?

20 DEPUTY COMMISSIONER SCHMIDT: Is there anyone in
21 the public --

22 CHAIRPERSON PYNE: Oh, of course.

23 DEPUTY COMMISSIONER SCHMIDT: -- that wishes to
24 speak?

25 Anyone on Zoom that wishes to speak?

1 Okay. I just had one other comment before --

2 CHAIRPERSON PYNE: Sure, please.

3 DEPUTY COMMISSIONER SCHMIDT: -- the board
4 considers closing. I just wanted to alert the board that
5 the existing garage, as I understand it, is a Sears catalog
6 garage; therefore, it is being and currently is under review
7 by the Historic & Landmark Preservation Board. The
8 applicant has submitted a full package to the Historic &
9 Landmark Preservation Board and will be reviewing this and
10 discussing it with the board I believe next Tuesday,
11 February 10th. So if there's any update ahead of this
12 board, you know, rendering any decision on the project, I
13 will report that back. But in this case, it being a steep
14 slope permit, if there were any recommendations made by the
15 historic board those would get forwarded to the building
16 inspector's office.

17 CHAIRPERSON PYNE: And for those who want to
18 participate in that meeting when and where will it be?

19 DEPUTY COMMISSIONER SCHMIDT: It will be next
20 Tuesday evening, February 10th, beginning at 7 o'clock p.m.
21 held here at Town Hall in the Lee F. Jackson Conference
22 Room. We'll also be available in Florida. One of our
23 members will be in Florida and has posted her address. That
24 will be available on the agenda if you visit our website.

25 CHAIRPERSON PYNE: So book your tickets.

1 All right. Any other questions?

2 All right. Then I will entertain a motion to close
3 the public hearing and keep the written record open through
4 February 11th, which is a Wednesday.

5 BOARD MEMBER PILLINGER: So moved.

6 BOARD MEMBER WEINBERG: So moved.

7 CHAIRPERSON PYNE: That's a photo finish. Moved
8 Mr. Weinberg. Second Mr. Pillinger.

9 All in favor?

10 BOARD MEMBER PILLINGER: Aye.

11 BOARD MEMBER WEINBERG: Aye.

12 ALTERNATE BOARD MEMBER ANDERSON: Aye.

13 ALTERNATE BOARD MEMBER ROBINSON: Aye.

14 CHAIRPERSON PYNE: Chair votes aye.

15 Thank you. And I will entertain a motion to close
16 the public hearing session of this meeting.

17 ALTERNATE BOARD MEMBER ANDERSON: So moved.

18 BOARD MEMBER WEINBERG: Second.

19 CHAIRPERSON PYNE: Moved Ms. Anderson.

20 Second Mr. Weinberg.

21 All in favor?

22 BOARD MEMBER PILLINGER: Aye.

23 BOARD MEMBER WEINBERG: Aye.

24 ALTERNATE BOARD MEMBER ROBINSON: Aye.

25 ALTERNATE BOARD MEMBER ANDERSON: Aye.

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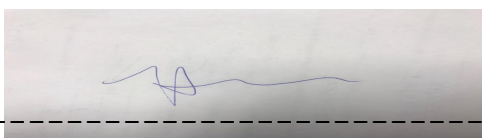
CHAIRPERSON PYNE: Chair votes aye.

(Whereupon, the Public Hearing/Discussion was concluded.)

* * *

C E R T I F I C A T I O N

Certified to be a true and accurate transcript of the Public hearing of the Greenburgh Planning Board Meeting proceedings held on February 4, 2026, in person taken by the undersigned, to the best of her ability.



-----X
Nicole Ameneiros
Official Court Reporter