



TOWN OF GREENBURGH ZONING BOARD OF APPEALS Meeting Results

Thursday, February 19, 2026 – 7:00 P.M.

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TOWN OF GREENBURGH

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The Meeting of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on February 19, 2026 in Greenburgh Town Hall and online via Zoom. Acting Chairperson Knecht called the meeting to order at 7:24 P.M.

Members Present:, Diane Ueberle, Kristi Knecht, Shauna Denkensohn, Peter Blier

Absent: Chairperson Eve Bunting-Smith, Louis Crichlow, William Bland

Staff: Ed Lieberman Esq., Deputy Town Attorney
Elizabeth Gerrity, Assistant Building Inspector
Jais Skaria, Building Plans Examiner
Kyra Jones, Secretary to the Zoning Board of Appeals

MOMENT OF SILENCE

A moment of silence was held in memory of Larry Doyle, a 20-year member of the Zoning Board of Appeals.

OLD CASES

1. Case No. ZBA 25-13: KAI RESTAURANT GROUP LLC A.K.A. TACO BELL, 57 North Central Avenue (P.O. Hartsdale, NY 10530) – Area and Sign Variances

Applicant is requesting area variances from Section 285-29.1C(4) of the Zoning Ordinance to increase the maximum building height from 12 ft (permitted) to 24.1 ft (proposed); from Section 285-29.1C(1) to increase the maximum floor area ratio from 0.015 (permitted) to 0.09 (proposed); from Section 285-29.1C(7)(a) to increase the maximum impervious surface coverage from 60% (permitted) to 72% (proposed); from Section 285-29.1C(2) to reduce the minimum side yard setback from 20 ft (required) to 14 ft (proposed); from Section 285-29.1C(3) to reduce the minimum front yard setback to off-street parking area from 20 ft (required) to 1.7 ft (proposed); from Section 285-29.1C(3) to reduce the minimum southerly side yard setback to off-street parking area from 10 ft (required) to 3 ft (proposed); from Section 285-29.1C(3) to reduce the northerly side yard setback to off street parking area from 10 ft (required) to 2 ft (proposed); from Section 285-29.1C(3) to reduce the minimum setback from off-street parking areas to the principal building from 10 ft (required) to 0 ft (queue lane) (proposed); and from Section 285-38 to reduce the minimum number of parking spaces from 49 (required) to 29 (20 off-street parking spaces, two (2) accessible spaces, seven (7) queue spaces) in order to construct a new drive-thru and onsite dining facility on the subject property. Additionally, from the Sign and Illumination Law, Applicant is requesting sign variances from Section 240-3C(9) to increase wall signage on elevations on a non-corner lot from 1 (permitted) to 6 (proposed); from Section 240-3C(8) to increase the maximum height of signage Logo + Taco Bell wording – north elevation from 4 ft (permitted) to 5.43 ft (proposed); from Section 240-3C(8) to increase the maximum height of signage Logo + Taco Bell wording [AM1] – east elevation from 4 ft (permitted) to 6.51 ft (proposed); from Section 240-3C(8) to increase the maximum height of graphic 1 – south elevation from 4 ft (permitted) to 8 ft (proposed); from Section 240-3C(8) to increase the maximum height of graphic 2 – south elevation from 4 ft (permitted) to 8 ft (proposed); from Section 240-3C(8) to increase the maximum height of graphic 3 – north elevation from 4 ft (permitted) to 8 ft (proposed); from Section 240-3C(8) to increase the maximum height of graphic 4 – south elevation from 4 ft (permitted) to 8 ft (proposed).. The property is located in the CA - Central Avenue Mixed-Use Impact District and is designated on the Town Tax Map as parcel ID: 8.250-184-6

ON A MOTION BY MS. UEBERLE, SECONDED BY MS. DENKENSOHN, THE BOARD VOTED TO GRANT THE APPLICANT'S REQUEST TO WITHDRAW THE APPLICATION FOR A CASE THAT WAS CLOSED FOR DECISION ONLY AND ENTERED A DECISION WITH FINDINGS INTO THE RECORD FOR INFORMATION PURPOSES ONLY. VOTING WAS AS FOLLOWS: ACTING CHAIRPERSON KNECHT: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MR. BLIER: AYE

2. **Case No. ZBA 25-32: CHRISTIAN EJEKPOKPO, 10 Oliver Avenue (P.O. White Plains, NY 10603) – Area Variances**

Applicant is requesting area variances from Section 285-5 of the Zoning Ordinance to reduce the minimum distance between a patio and the side property line from 10 ft (required) to 0 ft (proposed); from Section 285-15B(3)(d) increase the maximum impervious surface coverage from 40.75%(permitted) to 59.43% (proposed) to legalize a patio installed on the subject property. The property is located in the R-7.5 One Family Residence District and is designated on the Town Tax Map as parcel ID: 7.280-131-4

ON A MOTION BY MS. UEBERLE, SECONDED BY MS. DENKENSOHN, THE BOARD VOTED TO GRANT THE APPLICANT’S REQUESTED VARIANCES TO LEGALIZE AN EXISTING PATIO. VOTING WAS AS FOLLOWS: ACTING CHAIR KNECHT: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MR. BLIER: AYE

3. **Case No. ZBA 25-36: 1 LAWRENCE ARDSLEY, LLC, 1 Lawrence Street (P.O. Ardsley, NY 10502) – Special Use Permit**

Applicant is requesting a special use permit from Section 285-33A(2)(b) of the Zoning Ordinance for the proposed outdoor storage of scaffolding materials on a vacant lot. The property is located in the GI - General Industrial and is designated on the Town Tax Map as parcel ID: 8.370-265-1,2,3,4

ON A MOTION BY MS. KNECHT, SECONDED BY MS. DENKENSOHN, THE BOARD VOTED TO ADJOURN THE APPLICATION TO APRIL 16, 2026 FOR ALL PURPOSES. VOTING WAS AS FOLLOWS: ACTING CHAIRPERSON KNECHT: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MR. BLIER: AYE

4. **Case No. ZBA 25-38: SUNNINGDALE REALTY CORPORATION A.K.A. SUNNINGDALE COUNTRY CLUB C/O MINTZER MAUCH PLLC, 300 Underhill Road (P.O. Scarsdale, NY 10583) – Area Variance**

Applicant is requesting an area variance from Section 285-40B(4) of the Zoning Ordinance to increase the maximum height of an accessory structure from 12 ft (permitted) to 65 ft (proposed) to install seventeen (17) accessory poles and netting surrounding tennis and pickleball courts on the subject property. The property is located in the R-30 One Family Residence District and is designated on the Town Tax Map as parcel ID: 8.351-255-1..SE and 8.351-255-1..SG

ON A MOTION BY MS. DENKENSOHN, SECONDED BY MS. UEBERLE, THE BOARD VOTED TO GRANT THE REQUESTED VARIANCE. VOTING WAS AS FOLLOWS: ACTING CHAIRPERSON KNECHT: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MR. BLIER: AYE

5. **Case No. ZBA 25-39: CENTRO HERITAGE SPE 6, LLC A.K.A. SPROUTS FARMERS MARKET, 393 N. Central Avenue (P.O. Hartsdale, NY 10530) – Sign Variances**

Applicant is requesting sign variances from Section 240-3C(8) of the Sign and Illumination Law to increase the maximum height of insignia or key letters from 4 ft (permitted) to 4.5 ft. (proposed); and to increase the maximum stacked height of insignia or key letters from 4 ft (permitted) to 7.16 ft. (proposed), in order to install wall signage on the subject property. The property is located in the CA - Central Avenue Mixed-Use Impact District and is designated on the Town Tax Map as parcel ID: 8.150-96-4

THIS CASE WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF MARCH 19, 2026.

NEW CASES

6. **Case No. ZBA 26-02: HILMAR HOLDINGS, LLC a.k.a DUNKIN’ / JIMMY JOHN’S, 182 Saw Mill River Road (P.O. Elmsford, NY 10523) – Sign Variances**

Applicant is requesting sign variances from Section 240-3D(7)(a) of the Sign and Illumination Law to increase the maximum length of an illuminated business sign from 18.5ft (permitted) to 24.16ft (proposed); from Section 240-3C(8) to increase the maximum height of insignia or key letters on a sign from 4ft (permitted) to 4.83ft (proposed); from Section 240-3C(9) to add a second business wall sign on a non-corner lot where 1 sign is permitted; and from Section 240-3D(7)(b) to increase the maximum square footage of an illuminated yard business sign from 20 sq. ft. (permitted) to 35.13 sq. ft. on the subject property in order to obtain a sign permit. The property is located in the CB - Close Business District and is designated on the Town Tax Map as parcel ID: 7.190-79-19

THIS CASE WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF MARCH 19, 2026.

7. **Case No. ZBA 26-03: LAUREN GAVISER, 54 Inverness Road (P.O. Scarsdale, NY 10583) – Area Variance**
Applicant is requesting an area variance from Section 285-38B of the Zoning Ordinance to increase the maximum driveway width from 30 ft (permitted) to 30.8 ft (proposed) to legalize a driveway 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: 8.590-409-1

ON A MOTION BY MR. BLIER, SECONDED BY MS. UEBERLE, THE BOARD VOTED TO GRANT THE REQUESTED VARIANCE. VOTING WAS AS FOLLOWS: ACTING CHAIRPERSON KNECHT: AYE, MS. DENKENSOHN: AYE, MS. UEBERLE: AYE, MR. BLIER: AYE

DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Zoning Board of Appeals will be held on Thursday, March 19, 2026 beginning at 7:00 pm.

Respectfully submitted,



Kyra L. Jones
Secretary to the Zoning Board of Appeals