

Lisa Maria Nero

From: Lisa Maria Nero
Sent: Wednesday, July 9, 2025 9:01 PM
To: Terence Brosnan
Subject: Fw: ADU Update - Next TB Hearing 7/9/2025
Attachments: Comments ADU 7-3-2025 thru 7-9-2025.pdf

Can you please print and bring to me please

Regards,

Lisa Maria Nero, MPA
Greenburgh Town Clerk
Ofc: 914-989-1504
Cell: 914-496-1357
All Requests:
TownClerk@GreenburghNY.com
Town Clerk:
LMNero@GreenburghNY.com
Town Website:
www.GreenburghNY.com

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From: Garrett P. Duquesne <GDuquesne@greenburghny.com>
Sent: Wednesday, July 9, 2025 4:42:53 PM
To: Lisa Maria Nero <Lmnero@greenburghny.com>
Subject: Fw: ADU Update - Next TB Hearing 7/9/2025

FYI

From: Garrett P. Duquesne <GDuquesne@greenburghny.com>
Sent: Wednesday, July 9, 2025 4:40 PM
To: Town Board <TownBoard@greenburghny.com>
Cc: Joseph A. Danko <JDanko@greenburghny.com>; Amanda Magana <AMagana@greenburghny.com>; Elizabeth Gerrity <egerrity@greenburghny.com>; Frank Morabito <FMorabito@greenburghny.com>; Aaron Schmidt <aschmidt@greenburghny.com>
Subject: Re: ADU Update - Next TB Hearing 7/9/2025

Hello Town Board,

I have assembled comments receive from the public 7/3 thru 7/9.

Please see attached.

Thank you,
Garrett

From: Garrett P. Duquesne

Sent: Wednesday, July 2, 2025 12:03 PM

To: Town Board <TownBoard@greenburghny.com>

Cc: Joseph A. Danko <JDanko@greenburghny.com>; Amanda Magana <AMagana@greenburghny.com>; Elizabeth Gerrity <egerrity@greenburghny.com>; Frank Morabito <FMorabito@greenburghny.com>; Aaron Schmidt <aschmidt@greenburghny.com>

Subject: ADU Update - Next TB Hearing 7/9/2025

Good morning Supervisor Feiner and Town Board members,

Attached please find an updated ADU local law (same law in PDF and Word version) which contains the following updates:

- formatting updates based on public comments.
- a suggested lowering of the recreation fee from \$4,320 to \$2,160.
- Updated to One-Family Dwelling definition to reflect the potential for ADUs.
- introduction of new definition "Two-Family Dwelling," distinguishing itself from ADUs which are accessory to One-Family Dwellings.
- Update of the definition of Family.
- clarification that new detached ADUs must be in the rear yard.

2nd PDF attachment - Comments from public 6/20/2025 thru 7/2/2025

3rd PDF attachment - transcripts from 6/25/2025.

I recommend posting a draft update in advance of the hearing, with as much time as possible, latest recommended Monday, with an eblast linking the updated draft. If you seek additional changes please let me know.

One open item I recall was tweaking Section 15 on page 9 to potentially remove "multiple."

(15) **Neighborhood Character.** The Planning Board shall have discretion to deny an application where it is determined that an ADU, or multiple nearby ADUs in an area could detrimentally impact the area where any or all of the following exist: (1) lack of available on-street parking; (2) sub-standard street width; (3) lack of appropriate visual screening; or (4) other inadequate site characteristics.

Another item to be mindful of is on the annual cap of ADUs. Section 14 authorizes you to do so and I do not think this needs to be updated but two points:

- as part of the resolution approving this local law (assuming it get approved), the number will be memorialized in resolution, not in the actual local law.
- ultimately I would not recommend doing any cap by zoning district.
- some residents will likely remain curious about the cap number the Board will select and seek a response or hint on the cap the Board will choose. Residents have recommended 20 or 25. While I do not think there will be half this amount, I would be concerned about processing more than 15 ADU special permit applications in one year, based on CD&C workload.

- (14) Permit Cap. The Town Board shall have the ability to institute a cap on the number of ADU permits issued annually per zoning district and/or as a total in the Town, through resolution.

Garrett Duquesne, AICP

Commissioner

Department of Community Development
and Conservation

Town of Greenburgh

177 Hillside Ave.

Greenburgh, NY 10607

Phone (914) 989-1532

Email: gduquesne@greenburghny.com

Homepage: <http://www.greenburghny.com>

Visit: <https://greenburghedo.com/> Greenburgh's Economic Development Site

The intention behind the ADU amendment attempts to respond to evolving housing needs within our community. While I appreciate the effort devoted to devising a change in the Town Code to address changing circumstances, I question the underlying assumptions that are shaping this proposal.

Concern for a homeowner to be able to afford to remain in an existing home **should not mean:**

- ❖ a whole apparatus and bureaucracy be set up to evaluate and process applications and to enforce the stipulations of the ADU provisions
- ❖ the population density of a neighborhood be increased
- ❖ the infrastructure – sewers, roads, garbage collection, schools – be stressed
- ❖ the neighborhood be changed from single family to multiple family dwellings
- ❖ the landscape of the neighborhood be altered to accommodate more cars
- ❖ the potential for litigation as homeowners and neighbors differ about the “fairness” or meaning of the law
- ❖ One-family houses converted to take advantage of “so-called” revenue producing opportunities

Concern about multi-generational needs of families:

- ❖ Families already adjust their living quarters to accommodate an adult child or children living at home
- ❖ Additional costs to meet the requirements of an ADU would not assist families to meet this perceived need
- ❖ Modifications to a house will increase the assessment and consequently the taxes on the structure
- ❖ Definition of family will be extended in interpretation over time

OPPOSED

In conclusion, I do not support the inclusion of any ADU in the existing Town Code. The negatives outweigh the positives. These developments could fundamentally alter the character of established neighborhoods, eroding the sense of community and stability that single-family districts have long provided. What type of community do we want?

When Scarsdale, Bronxville, and Chappaqua adopt an ADU law, I might consider thinking about this issue again.

Carol Sarcinella
20 Townsend Avenue
Hartsdale, NY 10530

Lisa Maria Nero

From: Lisa Maria Nero
Sent: Wednesday, July 9, 2025 9:03 PM
To: Terence Brosnan
Subject: Fw: ADU Law

Please print

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From: Theresa Tori <toriterri@msn.com>
Sent: Wednesday, July 9, 2025 11:35:45 AM
To: Publiccomment <Publiccomment@greenburghny.com>
Cc: Theresa Tori <toriterri@msn.com>
Subject: ADU Law

OPPOSED

I will speak at the meeting if I am able to leave a prior commitment before the close of in person comment.

If I cannot attend tonight's meeting, I ask Commissioner Duquesne to read the following into the record.

I, Theresa Mae Tori, was a member of the Master Plan Committee and the AVL that drafted the initial version of the ADU law. In the past, I have stood here and endorsed the passing of the law with a fixed cap on the number of units and no restriction on lot size.

Tonight, I say do not pass this law. In its current version it has the potential to destroy the Town's single family neighborhoods.

After the meeting two weeks ago, I was struck that there are two issues that need to be addressed:

1. Understanding no matter what you call the dwelling: an ADU, an extended family unit, a mother daughter house it is a two family house that is being introduced into the one family zones,

Lisa Maria Nero

From: Lisa Maria Nero
Sent: Wednesday, July 9, 2025 9:02 PM
To: Terence Brosnan
Subject: Fw: Proposed ADU Regulations

Please print

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From: Richard Grant <rmg924@aol.com>
Sent: Wednesday, July 9, 2025 1:56:50 PM
To: Publiccomment <Publiccomment@greenburghny.com>
Cc: Paul Feiner <pfeiner@greenburghny.com>; Garrett P. Duquesne <GDuquesne@greenburghny.com>
Subject: Proposed ADU Regulations

OPPOSED

The following is provided as the Hartsdale Park Civic Association's response to the proposed ADU regulations and should be read into the meeting record.

The Hartsdale Park Civic Association is opposed to the proposed ADU regulation.

Our primary concern is the real potential of changing the character of the neighborhood in which we chose to raise our families. We invested considerable money in a home in a suburban single family neighborhood. If we wanted population density and a multiple family environment we could have settled in New York City.

While the objective of making it possible for home owners to afford to remain living in place it is undeniable that additional costs will be passed on to the rest of the community. All of us will be subject to increased cost of infrastructure; sanitation, police, fire, sewers schools, etc which means the real potential of tax increases for the entire community.

Lisa Maria Nero

From: Lisa Maria Nero
Sent: Wednesday, July 9, 2025 9:02 PM
To: Terence Brosnan
Subject: Fw: Proposed ADU Regulation

Pls print

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From: Paul Feiner <pfeiner@greenburghny.com>
Sent: Wednesday, July 9, 2025 2:31:40 PM
To: Richard Grant <rmg924@aol.com>; Publiccomment <Publiccomment@greenburghny.com>
Cc: Garrett P. Duquesne <GDuquesne@greenburghny.com>
Subject: RE: Proposed ADU Regulation

The Board will review your concerns. Thanks for writing. PAUL

From: Richard Grant <rmg924@aol.com>
Sent: Wednesday, July 9, 2025 2:23 PM
To: Publiccomment <Publiccomment@greenburghny.com>
Cc: Paul Feiner <pfeiner@greenburghny.com>; Garrett P. Duquesne <GDuquesne@greenburghny.com>
Subject: Proposed ADU Regulation

OPPOSED

The following is provided as a comment regarding the proposed ADU regulations

To the Town Board

I am a resident of Hartsdale Park and wish to express my opposition to the ADU proposals.

I have been a resident of Greenburgh (Hartsdale) for 48 years and have enjoyed our single family suburban environment for these many years. I do not look forward to a transition to a more dense multi family community and the increased taxes that will surely result from additional infrastructure costs for fire, police, sanitation, sewer and our schools.

Possibly ADUs are seem as a benefit for a few but it is not reasonable to place a burden on the rest of the community by fundamentally changing the character of our neighborhoods.

Luis Beltran

From: Carol Sarcinella <ctorisar@msn.com>
Sent: Wednesday, July 9, 2025 11:14 AM
To: Townclerk
Subject: Comments for the ADU discussion at tonight's Board Meeting
Attachments: ADU Comments to the Town Board.docx

Please include the attached statement as part of the record for discussion about the ADU proposal.

Thank you.
Carol Sarcinella
20 Townsend Avenue
Hartsdale, NY 10530

The intention behind the ADU amendment attempts to respond to evolving housing needs within our community. While I appreciate the effort devoted to devising a change in the Town Code to address changing circumstances, I question the underlying assumptions that are shaping this proposal.

Concern for a homeowner to be able to afford to remain in an existing home **should not mean**:

- ❖ a whole apparatus and bureaucracy be set up to evaluate and process applications and to enforce the stipulations of the ADU provisions
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In conclusion, I do not support the inclusion of any ADU in the existing Town Code. The negatives outweigh the positives. These developments could fundamentally alter the character of established neighborhoods, eroding the sense of community and stability that single-family districts have long provided. What type of community do we want?

When Scarsdale, Bronxville, and Chappaqua adopt an ADU law, I might consider thinking about this issue again.

Carol Sarcinella
20 Townsend Avenue
Hartsdale, NY 10530

2. What number of these units in a single-family zone changes the neighborhood.

The original version of the law would have allowed a limited number of units to assess the impact of introducing two family units into the one family zones. The AVL Committee and the Planning Board versions included many limiting items to control the impact the units would have.

In an effort to make the law family friendly, the law has been rewritten. Section 285-36Q(19) removes restrictions from the permitting process of a significant number of properties. There is no cap. The definition of family is any group of people who want to call themselves a family to qualify as a family.

The nature of the relationship of who resides in the dwelling unit should not be a factor in determining how the law is applied.

This is a zoning law, and it should not be fused on individuals' emotionally charged back stories. The law needs to focus on zoning issues: impacts on infrastructure (streets, sewers, roads), school districts, impacts on assessed valuations.

It is estimated that about half the communities in Westchester have not passed an ADU law. I think we should consider why that is. What is the number of two family dwellings in the one family zone that has minimal impact? One in a hundred? One in twenty?

If after consideration, we pass a revised law, we should focus on setting a low cap on the allowed units to ascertain the impact.

Theresa Mae Tori

100 Poe Street

Hartsdale, NY 10530

In Hartsdale Park we are a community of 56 homes with two entrance roads and only one narrow exit road which is shared by a strip mall exit. ADUs will increase the number of cars in a neighborhood and, in cases such as ours, has the potential of creating traffic clogs.

Speaking of cars, where will cars be parked at ADU homes? Our roads are narrow and do not accommodate street parking which does not permit cars traveling in opposite directions to pass each other. Certainly a safety issue. The proposed regulations permit one off street parking space per bedroom of the ADU. Where will these cars be parked during the winter when overnight street parking is not permitted? This would seem to require a lot of car juggling so cars can share driveways. Will homeowners and ADU renters share their car keys so that they can move cars around? Seems doubtful. Do we have enough police to enforce parking restrictions?

A prime reason we chose to live in Greenburgh was due to the established character, diverse population and stability of a single family suburban community. We never envisioned a drastic zoning change which has the potential to affect that cherished quality of life we so relied upon.

We, therefore, oppose any and all Accessory Dwelling Units.

Richard Grant, President

Hartsdale Park Civic Association

I ask you, why did we put so much effort into a five year plan if we are going to ignore it?

Richard Grant
15 Townsend Avenue, Hartsdale

KENNY HERZOG - SUPPORT

MARIL KINNALLY - OPPOSED

NICK CAVALLUZZI -

PROVIDED AN ARTICLE

3000 AFFORDABLE MODERN ENERGY
EFFICIENT HOMES TO BE CREATED

OR PRESERVED COMMUNITIES THROUGH
NYS THROUGH 1 BILLION FUND FOR
HOUSING BONDS & SUBSIDIES

COLEEN BRAITHWAITE