



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

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TOWN OF GREENBURGH

The Meeting of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on February 13, 2025 in Greenburgh Town Hall and online via Zoom. Chairperson Bunting-Smith called the meeting to order at 7:21 P.M.

Members Present: Chairperson Eve Bunting-Smith, Diane Ueberle, William Bland, Shauna Denkensohn

Absent: Louis Crichlow, Kristi Knecht

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

- 1. Case No. ZBA 24-32: Sal Olivia, 279 Jackson Avenue (P.O. Scarsdale, NY 10583) – Area Variances
Applicant is requesting area variances from Section 285-12B(3)(d) of the Zoning Ordinance to increase the maximum impervious surface coverage from 29% (permitted) to 57.9% (proposed); from 285-12B(5)(b) to reduce the minimum setback from a side property line to the subdivision access driveway from 16 ft (required) to 10 ft (proposed); from section 285-12B(5)(b) to reduce the minimum setback from a side property line to the existing nursery gravel parking area from 16 ft (required) to 7.7 ft (proposed); and from Section 285-42(C)(1) to increase a nonconforming nursery use thereby increasing such nonconformance, to legalize the expansion of a nonconforming nursery (expansion of material storage areas and construction of several accessory structures) 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 Lot ID: 8.580-399-2, 8.580-399-3, 8.580-399-4.

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

- 2. 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 23.5% (proposed); and from Section 285-12B(3)(d) to increase the maximum impervious surface coverage from 29% (permitted) to 36.5% (proposed) 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 Lot ID: 8.340-251-3.

ZBA CASE 25-02 WAS ADJOURNED FOR ALL PURPOSES TO THE MEETING OF MARCH 13, 2025.

DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Zoning Board of Appeals will be held on Thursday, March 13, 2025 beginning at 7:00 pm.

Respectfully Submitted,

[Handwritten signature of Kyra Jones]

Kyra Jones
Secretary to the Zoning Board of Appeals