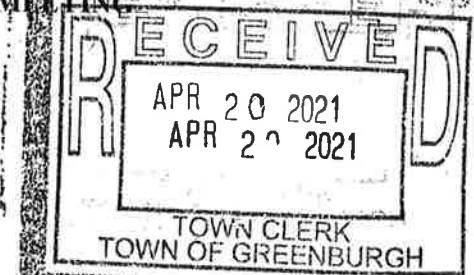




Eve Bunting-Smith,  
Chairperson

**TOWN of GREENBURGH  
ZONING BOARD OF APPEALS  
MEETING RESULTS  
THURSDAY, March 18, 2021 MEETING**



**MEETING RESULTS  
March 18, 2021**

The Hearing of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on March 18, 2021, on line via Zoom. Chairperson Bunting-Smith called the meeting to order at 6:00 P.M.

- Members Present:** Chairperson Eve Bunting-Smith, Les Adler, Louis Crichlow, Rohan Harrison, Kristi Knecht, Diane Ueberle
- Absent:** William Bland
- Staff:** Ed Lieberman Esq., Deputy Town Attorney  
Carole Walker, Secretary to the Zoning Board of Appeals  
Anthony Zacarolli, Deputy Building Inspector

- ZBA Case No. 21-03 - THE TOWN OF GREENBURGH PLANNING BOARD** requesting an interpretation of the Town of Greenburgh Zoning Ordinance regarding the applicability of Section 285-10(A)(4)(b) thereof to a proposal before it for a Battery Energy Storage System (BESS) in a One-Family Residence District. The property on which the BESS facility is proposed to be located is at northwest side of Knollwood Road, 400 feet north of the intersection of Knollwood Road and Old Tarrytown Road, in an R-30 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 7.341-168-1  
**ZBA Case No. 21-03 was adjourned to May 20, 2021**
- ZBA CASE 21-04 – THE COUNCIL OF GREENBURGH CIVIC ASSOCIATIONS**, for an appeal related to an interpretation of the Town of Greenburgh Building Inspector regarding the applicability of Section 285-10(4)(b) of the Code of the Town of Greenburgh, in connection with a Battery Energy Storage System (BESS) proposed in a One-Family Residence District. The property on which the BESS facility is proposed to be located is at northwest side of Knollwood Road, 400 feet north of the intersection of Knollwood Road and Old Tarrytown Road, in an R-30 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 7.341-168-1  
**ZBA Case No. 21-04 was adjourned to May 20, 2021**
- ZBA CASE 21-05 – GHP TAXTER, LLP**, for property located at 555 Taxter Road, (P.O. Scarsdale, N.Y.). Applicant is requesting an amendment to a condition of a previously granted variance application in ZBA Case 90-30 limiting the hours of illumination of a sign from 8:00 am to 6:00 pm; in order to allow hours of illumination to be 24 hours a day. The property is located in an OB-Office Business District and is designated on the Town Tax Map as Parcel ID: 7.240-103-1.  
**ZBA Case No. 21-05 was adjourned to May 20, 2021**

4. **ZBA CASE 21-07 – POETS CORNER REALTY/LUKOIL SERVICE STATION**, for property at 258 Tarrytown Road, (P.O. White Plains, N.Y.). Applicant is requesting variances from Section 240-3(D)(14)(d)(2) of the Sign & Illumination Law to increase a yard sign from 20 sq. ft. (permitted) to 29.3 sq. ft. (proposed); and from Section 240-3(C)(9) to place a sign on a canopy on the east elevation where none are permitted, in order to legalize a canopy sign and install a yard sign. The property is located in a UR\_NS District and is designated on the Town Tax Map as Parcel Lot ID: 7.490-302-3

**ZBA Case No. 21-07 was adjourned to May 20, 2021**

5. **ZBA CASE 21-08 – JARRAD & GISELLE LINZIE**, for property located at 248 Fort Hill Road, (P.O. Scarsdale, N.Y.). Applicant is requesting an area variance from Section 285-39(C)(9)(b) of the Zoning Ordinance to decrease the required street frontage from 25 ft. (required) to 15 ft. (proposed), in order to construct a new building. The property is located in an R-20 One-Family Residential Zoning District and is designated on the Town Tax Map as Parcel ID: 8.530-356-8

**On a motion of Ms. Knecht, seconded by Mr. Harrison, the Zoning Board of Appeals voted to GRANT the requested variance. Voting was as follows: Chairperson Bunting-Smith: Mr. Adler: AYE, Mr. Crichlow: AYE, Mr. Harrison: AYE Ms. Knecht: AYE: Ms. Ueberle: AYE**

6. **ZBA CASE 21-09 – HAMPSHIRE MANAGEMENT CO.**, for property located at 215-305 N. Central Avenue, P.O. Hartsdale, N.Y.). Applicant is requesting variances from Section 285-29.1B(8)(4) of the Sign and Illumination Law to increase the maximum square footage of a pylon sign from 30 sq. ft. (permitted) to 144 sq. ft. (proposed); from Section 285-29.1(B)(8)(b)(3) to increase the maximum height of a sign from 12 ft. (permitted) to 20 ft. (proposed); from Section 285-29.1B(8)(b)(3) to decrease the open space at the bottom of a sign from 6 ft. (required) to 3.58 ft. (proposed); and from Section 285-19.1B(8)(b)(3) to increase the maximum width of a sign from 6 ft. (permitted) to 12 ft. (proposed) in order to replace a pylon sign. The property is located in the CA-Central Avenue Mixed Use-Impact District and is designated on the Town Tax Map as Parcel Lot ID: 8.210-151-3.

**ZBA Case No. 21-09 was adjourned to May 20, 2021**

Respectfully Submitted,



Carole Walker  
Secretary to the Zoning Board of Appeals