

COUNCIL OF GREENBURGH CIVIC ASSOCIATIONS

Minutes of Meeting – Monday, April 27, 2026

This Zoom enabled meeting began at 7:30PM. The meeting was chaired by CGCA Chair Madelon O'Shea (Old Edgemont). In attendance were CGCA Treasurer Dorrine Livson (Worthington-Woodlands), Alex Anzer (Hunter Lane), Tom Bock (Fulton Park), Mike Burdi (Suburban Manor), Lorraine Cantori (Greenburgh Action Alliance), Lucas Cioffi (Central Park Avenue), Paul Colten (Hilltop Farms), Major Fareed (Juniper Hill), Alan Fishman (Northern Greenville), Ellen Foley (East Irvington), Alicia Ford (Parkway Homes), Maria Pecora and Bill Sullivan (Sprain Brook Parkway), Ella Preiser (Beaver Hill) and Carol Sarcinella (Hartsdale Park).

CGCA Treasury. Treasurer Dorrine Livson reported that the balance in the CGCA checking account remains the same, at \$1,137.48.

CGCA Minutes. Secretary Ella Preiser said she did not send out the Minutes of the March 30, 2026 CGCA meeting because she was concerned about some of their content. She said she strongly supports the CGCA's stated purpose to disseminate information to promote public knowledge of ongoing problems so we can work toward their solution, but she is worried that our Minutes could be cited in the current ongoing feud between Supervisor Paul Feiner and the four members of the Town Council. She sought advice from those present.

Alex Anzer said he thought it was important for the CGCA to remain independent, and not political. Madelon O'Shea agreed the CGCA should not get involved in this feud. She noted 50+ years ago when her husband was chair of the CGCA, there was a similar feud and it did not go well for the CGCA. Several suggestions were made that the Minutes could be prepared as usual but access to them could be limited to only those who attended the meeting since it is a private meeting. The problem is the Minutes need to be approved and should be sent to all on our mailing list. In addition, many CGCA representatives send the Minutes to all in their civic group, and the CGCA posts the approved Minutes on the CGCA website (cgca.info). Dorrine Livson suggested the CGCA could do a survey and keep the results in house.

Mrs. Preiser said she will do her best to limit the content of both the March 30th Minutes and future ones so that the CGCA maintains neutrality.

SUPERVISOR REQUESTS TO ATTEND CGCA MEETING

Madelon O'Shea said she received an email (4/5/26) from Supervisor Paul Feiner asking to come to a CGCA meeting to discuss the issue of the same person sharing the positions of DPW Commissioner and Building Inspector. She noted she replied that the CGCA would discuss his request at our next meeting. Mrs. O'Shea said she believes that if we invite him, it should not be until after the June Primary. Otherwise, the CGCA should also invite Barry McGoey who is running against Mr. Feiner in the Primary. Dorrine Livson noted in the past we allowed all

candidates running to attend and gave each 15 minutes to speak. Mike Burdi said if someone comes and bad mouths another person, it is only fair to allow a rebuttal. Paul Colten noted the June Primary is really the election, not November, as there is no Republican running for the Supervisor's seat. Mrs. Livson said we could do a survey of our membership or ask the candidates to provide written statements that we would circulate.

It was noted years ago the CGCA sponsored debates, held at Town Hall, which were televised and replayed on the Town's cable channel. The CGCA paid a League of Women Voters person to chair these debate and provided refreshments to those attending. Mrs. O'Shea noted the Supervisor refused to participate in one of the CGCA debates.

ADU LEGISLATION ADOPTED

Madelon O'Shea asked for an update on the Accessory Dwelling Unit (ADU) legislation. Ella Preiser reported that at the April 8, 2026 meeting, the Town Board finally approved the changes to the Zoning Ordinance to allow ADUs. The proposed law had been before the Town Board for over two years and there were nine Public Hearings. The adopted law will not become effective until it is recorded in Albany with the Secretary of State. The law has a one-year "Sunset" clause. A maximum of 15 applications for ADUs may be granted by the Planning Board during this one-year period.

The law will permit ADUs in all of the single family (R) zoning districts. However, ADUs will only be allowed in the R-5 zoning district if a property has a lot size of 7,500 square feet or more and complies with other R-7.5 District provisions. In the R-7.5 District, an ADU will be permitted provided there is no expansion of the footprint of the existing home or it is in a legally existing detached accessory structure. On lot sizes of 10,000 square feet, the existing house can be expanded to include an ADU. Existing lots with 20,000 square feet will also be allowed to have an ADU in a new detached accessory structure. Size, height, number of bedrooms and occupancy limitations and parking setbacks apply. However, Mrs. Preiser reminded that an area variance can be sought from the ZBA for relief from any "number" specified in the Zoning Ordinance. Dorrine Livson mentioned that the Town has never indicated how assessments will be applied.

Interestingly, the approved legislation also would allow new applications seeking subdivisions for multiple homes to have a maximum number of 20 ADUs on the property. The limitation of 15 ADUs for existing homes would not apply to these new subdivision applications.

TOWN SEEKS GRANT MONEY TO ADDRESS FLOODING

Madelon O'Shea inquired about the recent Town Board approval of a grant to deal with flooding. Ella Preiser reported that at the April 8, 2026 meeting, the Town Board approved a resolution to seek a federal \$2.25 million grant for flooding mitigation on Town-owned property at the Rumbrook/Saw Mill River site. The grant requires a \$750,000 matching grant from the Town.

The money would be used to expand the floodplain storage area by removing invasive overgrowth and dead tree species on the Town-owned property.

Mrs. Preiser said that what is really needed is to dredge both the Saw Mill River and Bronx River. She noted the riverbanks are lined with trees. When leaves fall into a river, they decay and remain at the bottom. Also, silt washes down from higher elevations, making a river no longer as wide or as deep as it used to be. Adding to the problem is that over the years the Town and adjacent municipalities have approved construction of numerous buildings and the paving of thousands of acres of land that use to absorb rain water. She noted water now accumulates on Route 9A during even minor rainstorms, forcing the closing of a southbound lane at the Warehouse Lane intersection. She noted this has occurred since the ShopRite and Tasca car dealership were approved in Greenburgh, and an entire nursery was paved over north of Greenburgh to allow construction of an Amazon warehouse. She said the installation of drainage ditches and structures do little to address water runoff and flooding from 100-year storms.

PROMISED “PUMP” NOT DELIVERED

Tom Bock reported that he has had some conversations with DPW Commissioner Frank Morabito about a pump to deal with flooding in the Fulton Park area. He noted the pump was paraded out twice but never used. It appears the owner of 10 County Center Road (the former Verizon building) does not want the pump installed on its property. Mr. Bock noted there is also concern that the weight of the pump could crush underground piping. He said there is also talk of building the pump on a truck that could be brought to the Fulton Park area during rainstorms. Mr. Bock noted neighbors have contacted him about holding a meeting, but he said they are wasting their time if the Town has no plans to do anything.

CABLE VIEWING – POOR QUALITY OF TOWN MEETINGS

Madelon O’Shea asked for input regarding cable broadcasts of Town meetings. Ella Preiser replied that every month when she pays her Verizon bill, she is reminded that the Town is charging her for lousy service. She noted for decades Greenburgh users have been required to pay Verizon or Optimum, which in turn must pay the Town, about \$1 million a year in franchise fees and another \$100,000 in a PEG (Public, Educational & Government) fee. She noted that trying to watch Town Board, Planning Board and Zoning Board of Appeal meetings on cable TV is an exercise of playing with the remote control and often missing much of what is said. It appears that board members have never been trained on how to use microphones or our equipment is inferior. She said she understands that reception is better on the computer but she prefers to watch the meetings on her TV set which has a larger screen and she can sit with her feet elevated. Mrs. Preiser said the problem is not with her hearing or her TV set because when the Town meeting is over, the volume on the Town’s channel blasts the next programming. Dorrine Livson said she has Verizon and has the same complaint. Mrs. O’Shea said she has Optimum and has problems with static whenever the banner stating it is a Town meeting appears

on the screen. She noted she has a brand-new TV and also brand-new boxes installed by Optimum. She said the problem is on every TV.

Mrs. O'Shea said she understands that cable TV is no longer under the control of the Town Clerk's office. She suggested that anyone experiencing problems should let her or Mrs. Preiser know and we will itemize the concerns and forward them to the "powers that be" in the Town. She expressed hope we might actually get some improvements.

WHAT'S HAPPENING – PARKWAY HOMES

Alicia Ford said it has been fairly quiet in Parkway Homes. She mentioned she had a civic association meeting last week regarding the school budget. Only four (4) people attended out of 107, and only two of them had kids in school. She noted there had never been fewer than 30 people attending these meetings. The School Superintendent made a budget presentation. Those not in attendance will receive the information in the mail. Madelon O'Shea said she understands that many organizations are having attendance problems.

WHAT'S HAPPENING – HARTSDALE PARK

Carol Sarcinella noted there are concerns in Hartsdale Park about a part of Healy Avenue which needs repaving. Madelon O'Shea mentioned that when she was in high school (eons ago), the road was a disaster to drive on. She asked whether it was a "private" road. Ms. Sarcinella noted that is what is being argued. She said a portion of the adjacent property was formerly owned by Gaisman, which is now the Harts Brook Nature Preserve, and the deed says the onus is on the adjacent property owner to the center of the road. She noted the road is to the rear of adjacent properties and not even useable land, on the slope of the hill. She said she is not personally involved but understands that some neighbors appear willing to chip in to pay the cost to repave the road since the Town refuses to do so.

WHAT'S HAPPENING – EAST IRVINGTON

Ellen Foley reported that people in East Irvington on the positive side are working with the people who are opposed to constructing a sidewalk on Taxter Road. She said the area involved is less than a quarter of mile and there are 8 or 10 adjacent houses that set back 100 or more feet from the road. She noted a small toddler's playground was built in the area a few years ago but there is no safe way to walk to it, and children must wait for school buses along this busy route. She noted when neighbors see people walking along Taxter Road, they stop to ask if they can help them.

Mrs. Foley stated that Taxter Road is a narrow, windy road developed a 100+ years ago. Car maps indicate it is a short cut for people to use to get from routes 287 and 119 to Irvington, and drivers speed to their destinations. She also mentioned that huge trucks must use Taxter Road to drop off and pick up material from the Town's yard waste site. She noted the Supervisor is working with neighbors but it remains necessary to convince Town Council members of the need

for this sidewalk. About a year ago neighbors were told the sidewalk would be built this fall, but then were told it would not occur. She noted the Town brags about miles of sidewalks constructed, but her neighborhood does not even have an inch of a sidewalk. Paul Colten mentioned that at a recent Town Board meeting, a young man honored as an Eagle Scout made reference to the needed sidewalk.

WHAT'S HAPPENING – HILLTOP FARMS

Paul Colten reported there is new leadership of the Hilltop Farms Civic Association. Linda Koch has been named the new President. But he noted there has been no recent civic involvement. He said things have been quiet in the neighborhood since the controversial property on Primrose Avenue received variances and obtained a C of O for the house. New tenants have moved in. Variances were also granted for adjacent neighbors' driveways.

WHAT'S HAPPENING – CENTRAL PARK AVENUE

Lucas Cioffi reported there is an ongoing concern about snow removal in the Central Park Avenue area (from Hartsdale to Old Army Road). He said the car dealership that took over the shopping mall did not fulfil its civic duty to remove the snow from the sidewalk during the winter storms. The new neighbors in public housing had to walk in the street to get to the bus, even the kids to get to a bus to go to school. He noted it was pretty dangerous. He said after doing some research they learned that the Town can remove the snow and then bill the property owner. He said he thinks that is a more effectively way to deal with the issue rather than issuing a ticket and then waiting for months for it to go through the courts. He said they plan to start that conversation with the Town in September to get ahead of next winter's snows.

WHAT'S HAPPENING – JUNIPER HILL

Major Freed reported two properties in the Juniper Hill area that were on the market for a long time have been purchased and the new neighbors are finally getting some work done. He said the biggest challenge right now in the Juniper Hill area is dealing with the construction at Brightview on the Metropolis Country Club property. He noted Dobbs Ferry Road has been crappy with traffic and construction, but they are making progress so things will improve. He said a sidewalk is being built that will be useful. Paul Colten expressed surprise at both the size and the number of Brightview buildings. Mr. Freed said he too was surprised.

“STOP SPREADING THE NOISE”

Alex Anzer reported that in addition to the usual ambient noise, he continues to be bombarded with excessive noise from surrounding establishments. The nearby Tasca car dealership on Route 9A sets off car alarms to locate the next vehicle in the lot to be serviced. The nearby Captain Lawrence Brewery has noisy music festivals, lasting into the wee hours (up to 4:00 a.m.) of the morning. Garbage trucks make commercial pick-ups at 2:00-3:00 a.m. Mr. Anzer noted that he has reported these problems to the Greenburgh Police Department, but they never issue tickets. He said he has even provided license plate numbers and the business name on the trucks

of repeat offenders, but the Police say they have to see the offender to issue tickets. He said when he called back to complain about the noise from the Brewery, the officer got upset. He said he recently requested a copy of a complaint he filed, but was told the Police didn't have to write one. Mr. Anzer said he understands if the Police do nothing regarding a first complaint, but they are encouraging these businesses to be "repeat offenders."

Madelon O'Shea said her neighborhood endured a similar problem when an A&P store was located on Central Avenue because they were making deliveries during the wee hours of the morning. She noted it took a couple of years to resolve the issue. Paul Colten said he had a similar problem with trucks picking up dumpsters at Benjamin's Steak House at 4 a.m. He suggested it may be necessary to "lawyer up." He said Mr. Anzer could use an APP on a Smart phone to measure the noise levels to build a case, and at some point it may be necessary to send a "cease and desist" letter to the offenders. He said then an attorney would have evidence to file a lawsuit if they didn't stop. Mr. Anzer said that is the conclusion he has come to because the Town doesn't want to do anything.

VACANT STORE RAISES CONCERNS

Lorraine Cantori expressed concern about a shop near the Four Corners in Hartsdale. The shop used to be pizzeria but for over a year it has been advertising it will be selling burgers. She noted the store remains closed and questioned whether she should reach out to the Chamber of Commerce for a reason. Madelon O'Shea suggested that she contact the Building Department and ask why the store remains closed. Dorrine Livson suggested Ms. Cantori could stop by and speak to the tenant. Mike Burdi agreed it would be best to reach out to the tenant as there could be a host of reasons for the delayed opening. Mrs. O'Shea said she has been informed that the Westchester County Board of Health is way behind in issuing permits. Ms. Cantori thanked all for the great advice.

TAX EXEMPT PROPERTIES EARN

Lorraine Cantori mentioned that she has observed film crews at several locations. She noted she learned in one case a \$5,000 permit was issued to allow filming at three separate locations, the majority on tax-exempt properties. She said that these property owners are probably receiving payment for use of their properties and meanwhile the taxpayers are subsidizing these tax-exempt owners and enduring the pollution, traffic delays and other inconveniences the filming can cause. She noted some tax-payers are struggling to keep their homes.

Ms. Cantori said she finds the current system unconscionable. There are \$3+ billion tax-exempt properties in Greenburgh and \$8 billion in Westchester County. She said she has poured over the list of properties and finds it "jaw-dropping." She questioned whether at least \$500 million should be tax-exempt. She asked why two people living in an 8,000 square foot house valued at \$2.5 million should only have to pay for water. She said she has reached out to several legislators but receives only "lip service." Mike Burdi suggested that Ms. Cantori should ask

Town Assessor Edye McCarthy about tax-exempt properties. Ms. Cantori noted she went in person to see the Assessor and she wasn't there. She also noted she has been waiting six weeks for a response to a FOIL request.

DOT PLANS TO REPAVE DOBBS FERRY ROAD

Dorrine Livson reported that the New York State DOT plans to repave Dobbs Ferry Road from Route 9A to the Sprain Brook Parkway. The work is supposed to start now and be finished by the end of the summer. Drainage ditches will be repaired. In conjunction with that, the Sprain entrance is being moved and a traffic light will be installed. She noted they currently are working on the south bound entrance to the Sprain.

Paul Colten inquired if anything was happening at the Elmwood Preserves property. Ms. Livson noted they have asked for another extension. Mr. Colten questioned if it is a good idea to repave Dobbs Ferry Road at this time if heavy trucks will need to continue to use the road to do the remediation on the site. He noted the Supervisor suggested the Town could ask them to post a bond. Mrs. Livson said she has requested updates but has received no response.

FIRE DEPARTMENT ASKS FOR ROAD AROUND FACILITY

Dorrine Livson reported that at the last Parks & Rec Advisory Board meeting, it was brought up that Sportstime, who is putting up a big facility at Anthony Veteran Park, is running into money problems. Plans called for \$8 million for the facility and they are a little over but they thought everything would be okay. Now the Fire Department wants a road around the entire building for access in case of a fire. Negotiations are ongoing.

Mrs. Livson noted when the Chelsea was being built, the owner agreed to construct a road around the building. She noted that no other buildings – the Brightviews or the Shelbourne – have agreed to construct such roads because of the expense. Madelon O'Shea noted the Elmsford Fire Department is also asking Thaile Industries to build an internal road at their property.

WHO IS IN CHARGE OF SIDEWALKS?

Bill Sullivan mentioned we have talked about sidewalks ad nauseum. And we've talked about the Town Board being in charge. He said he thinks Public Works should be the department in charge of sidewalks, curbs and anything dealing with roadways. It shouldn't be a separate budget item. He said he finds it frustrating that the Supervisor wants outside funding to do these things. He thinks there should be money in the budget to manage. Madelon O'Shea said she thinks we should wait until after the dust settles to address these kind of topics.

QUORUM NEEDED TO HOLD MEETING & PASS RESOLUTIONS

Ellen Foley asked what was the number needed for Town resolutions to pass. Ella Preiser replied that a simple majority – three members of the Town Board – is needed to pass most resolutions.

The only exception involves changes to the Zoning Ordinance. Those changes require the review and recommendation of the Planning Board. If the Planning Board does not recommend a change, a super majority vote (four members) of the Town Board is required to adopt that change.

Dorrine Livson mentioned a separate State law that requires a quorum of board members to be present in person at a place where the public can assemble. Mrs. Preiser noted that law applies to holding a meeting, even if no resolution is passed. If a quorum is present in person, other board members can attend the meeting and vote by Zoom.

HOUSING SALE PRICES MEAN INCREASED PROPERTY TAXES

Mike Burdi noted he lives in Suburban Manor, an area off of Route 9A and adjacent to where the Elmwood Preserves 113 houses will be constructed. He said recently a house five houses from his sold for \$849,000. He noted he and his neighbors can expect a huge increase in their assessed value and property taxes. He said he already pays \$17,000+ on his 1,700 square feet house. Madelon O'Shea agreed that housing sales are causing concerns and noted a nearby home in her neighborhood sold for \$1.8 million. She said her house is not worth anywhere near that amount.

Many thanks to Dora Ashley and Shelly Livson for all they do in maintaining the CGCA website and arranging these Zoom meetings.

Happy Mother's Day was wished to all the Moms in Greenburgh.