

COUNCIL OF GREENBURGH CIVIC ASSOCIATIONS

Minutes of Meeting – Monday, October 27, 2025

This Zoom-enabled meeting began at 7:30 PM. 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), Evelyne Cantave (Beaver Hill), Lorraine Cantori (Greenburgh Action Alliance - Hartsdale), Paul Colten (Hilltop Farms), Lloyd Cort (Parkway Gardens), Tanya Dragic (Greenburgh Action Alliance - Hartsdale), Major Fareed (Juniper Hill), Ellen Foley (East Irvington), Alicia Ford (Parkway Homes), Maria Gomez (Fulton Park), Richard Grant (Hartsdale Park), Shelly Livson (Worthington-Woodlands), Maria Pecora and Bill Sullivan (Sprain Brook Parkway), Ella Preiser (Beaver Hill), Carol Sarcinella (Hartsdale Park), and Carol Wielk (Secor Homes). Also in attendance was Greenburgh Town Councilman Francis Sheehan. Also joining the meeting was invited guest Greenburgh Town Assessor Edye McCarthy.

Treasurer Livson reported that the balance in the checking account, as of September 30, 2025, remained the same at \$744.31. She mentioned that when the bill for the new two-year Zoom contract comes due, it may be necessary to raise the dues. Ella Preiser noted that Alix Dunn, the Executive Director of the Nature Center, asked that one paragraph in the Minutes of the September 29, 2025 meeting be amended to clarify that the proposed Welcome Center pavilion will become the main entrance or front door to the Nature Center, and the existing main trail from the visitor parking lot will be closed and "re-wilded." Ms. Dunn noted that the Welcome Center will be ADA compliant, however, the trails from the pavilion will not. Handicapped parking and access will remain up at the Manor House. The minutes were approved with these changes and will be posted on the CGCA website (cgca.info)

FOOD STORES WELCOMED

Madelon O'Shea reported that Key Foods has been identified as the store that will be filling the vacant space on East Hartsdale Avenue formerly occupied by Rite Aid. It was also noted that in 2027, Sprouts will be filling the vacant space formerly occupied by the Christmas Tree Shop. Mrs. O'Shea said Sprouts is all over Florida and she highly recommends it. She said it isn't considered a supermarket, but rather more organic and limited, with fabulous sushi and great produce. Maria Gomez agreed that it is more a "Fresh Market." Mike Burdi said he would identify it as a cross between a Trader Joe's and a Whole Foods, like a glorified Mrs. Green's.

ELMWOOD PRESERVE REQUIRES MAJOR CLEAN-UP

Dorrine Livson reported that the Town Board has scheduled a Public Hearing for November 12, 2025 on the subdivision of the former Elmwood Country Club property on Dobbs Ferry Road. The State DEC has found there is more contaminated soil on the site than originally thought. Plans now indicate it will be necessary to remove soil from six (6) inches to six (6) feet deep across the entire site. At least 6,000 truckloads of contaminated soil will be hauled to a site as yet unknown. The operation is expected to take six to twelve months.

Mrs. Livson indicated she sent the information to everyone and one of her neighbors wrote a detailed request to the Town Board seeking a "Construction Traffic Management and Environmental Control Plan" requiring specific information on truck routes, times of operation and methods of controlling dust and debris. Mrs. Livson noted if the applicants had listened to the neighborhood committee back in 2017, which expressed concerns about all the pesticides, insecticides, fertilizer, etc. used on the golf course for decades, they could have been in business already. On top of that they brought in contaminated soil to fill the swimming pool.

Paul Colten mentioned everyone living in this area will be impacted by the extremely disruptive and non-anticipated noise and traffic of these thousands of trucks entering and exiting the site. Madelon O'Shea noted that Thalle was required to have a truck-washing station. She hoped truck washing will be required for all trucks leaving this site. She also expressed concern about whether native Americans once used this site.

WESTHAB PLAN DISTURBING

Ella Preiser reported that Westhab attended the September 30, 2025 Town Board work session and presented a proposal to build 100 units of affordable housing in a 7-story building on the site currently occupied by a four-story residential building and the adjacent vacant lot on Saw Mill River Road (Route 9A). The sites are located between the Dunkin' Donuts and the Citgo gas station, partly in Unincorporated Greenburgh and partly in the Village of Elmsford. The rear yards of these two sites abut North Lawn Avenue, a narrow street in an R-5 residential neighborhood off of Payne Street.

Mrs. Preiser said she had a number of concerns. First, the proposed use is not allowed in the area and what was presented would require major changes to the Zoning Ordinance. She noted Route 9A is a busy commercial corridor with heavy truck traffic and would present a danger for school buses to safely load and unload students. Even more important, Westhab said only one parking space would be provided per dwelling unit. Seventy plus (70+) of these parking spaces would be in the rear of the property with access to/from North Lawn Avenue. She noted the existing neighbors on North Lawn Avenue would never see a sunset again if this proposal was approved.

Tom Bock mentioned that Westhab wanted a taller building when it presented plans to build in Fulton Park years ago, but lowered the height in response to neighborhood concerns. Mike Burdi said he felt Westhab was simply "trolling," and ill-prepared to answer questions at the work session. He noted the plans called for studio to three bedroom units. He suggested when the units were fully occupied, there would be an insufficient number of parking spaces on the site. He said fingers crossed, they will decide to go someplace else. Dorrine Livson mentioned that she spoke with Lemuel Davis who heads the North Elmsford Civic Association and he said this proposal won't happen. All present hoped Mr. Davis was correct. Mrs. Livson noted that Town Board members raised some concerns but none of them had the guts to say the proposal was inappropriate at this location.

FULTON PARK - FLOODING STILL AN ISSUE

Tom Bock reported that the Town had promised to install two pumps to help deal with flooding in the Fulton Park neighborhood. He noted so far nothing has happened and fortunately the pumps were not needed in the last storm. He indicated he emailed Supervisor Paul Feiner and has not received a response. He said it is unclear whether the pumps will do the trick, but everyone is scrambling trying to keep water out. Maria Gomez asked whether the repaving of the roads had to do with the flooding. She found it useless but recalled the Town re-paved after Superstorm Sandy. Mr. Bock said he talked with one of the engineers, who was doing a site survey before they started the re-paving, who said they were going to take a couple of inches off but put the same amount back, so there would be no gain. Mr. Bock said the insides of the three storm drains near his house on Old Kensico Road have been rebuilt with bricks because they had collapsed. He noted that politicians have now made it mandatory that those selling their property must reveal whether the site is subject to flooding, so it looks like he will never be able to sell his house. [Before one could pay \$500 and not answer the question.]

ESCO COST IS CHEAPER ONCE AGAIN

Ella Preiser reported that the Town Board can celebrate once again because those they enrolled in the ESCO saved money on their electricity supply for the fourth time in the last eleven months of this contract. She noted she and the Livson family paid 12.64¢ per kWh and Ken Stahn paid 12.76¢, while those in the ESCO paid only 12.078¢. The average Con Edison price for the month of September was 12.34¢. According to the monthly report that Supervisor Paul Feiner posted on the Town's website, homeowners enrolled in the ESCO, who used the average number of kWhs, saved a whole \$1.26 during the month of September. Add that to the whopping 25¢ ESCO enrollees saved in the month of August! But those enrolled are still far behind dollar wise.

As previously reported, when this current ESCO contract expires at the first meter read date in December, the new contract with the same ESCO will be slightly cheaper at 11.81¢ per kWh for the 50% renewable option. Those who previously "opted out" will remain out and not even receive a notice of any new contract.

TWO CHICKEN FAST FOODS TO OPEN ON TARRYTOWN ROAD

Maria Gomez reported that Deli Delicious, or what is now called Nesto's, on Tarrytown Road at the intersection with North Kensico Road, is slated to become a Wing Stop. She noted this means there will now be two competing fast food establishments across the street from each other selling chicken. It was noted both of these operations have drive-thru aisles and have received variances for fewer parking spaces than the code requires so it is expected travel to/from the Fulton Park neighborhood will become a nightmare at certain times of the day. Madelon O'Shea said she can't understand why two similar food establishments would choose to locate this way but noted it is not unusual to find gas stations and banks, both here and in Florida, that are located across the street from each other.

TOWN ASSESSOR PROVIDES INFORMATION ON ASSESSMENTS

Those present welcomed Greenburgh's Town Assessor Edye McCarthy to the meeting. Madelon O'Shea said she hoped Ms. McCarthy could address two topics CGCA members have been discussing without real answers. One, if a neighborhood house sells for a small fortune because the owner totally redid the interior and other similar homes have not been updated, how is it fair to raise assessments based on "comparable" values? The other issue deals with the \$10,000 rebate to those who have experienced a 50% loss due to catastrophic events.

Ms. McCarthy began with summary information, with numbers rounded. She noted Greenburgh is comprised of the Unincorporated area, six Villages, ten school districts, three paid fire departments, and six fire protection districts. There are approximately 29,000 parcels, including residential, commercial, industrial, special franchise, vacant land, utilities, and exempts. Included in the 29,000 are 89 co-op complexes with 5,000 co-op units. The current assessment roll equates to approximately \$32,100,000,000 before any exemptions. There are approximately \$4.3 billion in exemptions. That leaves a taxable value of approximately \$27,750,000,000.00. [Anyone wanting exact numbers should visit the Final 2025 Assessment Roll on the Town's website.]

The \$4.3 billion in exemptions include "wholly" exempt properties (churches, temples, schools, some nursing homes, homes for mentally retarded, and homes for the challenged) totaling approximately \$3.8 billion. About \$2 billion of these exemptions are in Unincorporated Greenburgh, and the remaining \$1.8 billion are in the Villages. Tanya Dragic questioned why the difference. Ms. McCarthy responded it is partly because the Unincorporated area is a bit larger, but it is just how it works out with where these tax exempt properties are located. She noted ironically, the gross assessments of \$32,100,000,000 and the taxable value of \$27,750,000,000 are split almost exactly in the middle - half in the Unincorporated area and half in the Villages. Also half of the 34,000 properties (17,000) are located in the Unincorporated area and the other half are in the Villages.

The “partially” exempt property owners are veterans, seniors, fire personnel and clergy. About \$250,000,000 of these partial exemptions are in the Unincorporated area and the rest are in the Villages. There are different categories for veteran exemptions - non-combat, combat and disabled, and within those categories are different levels. The levels range between a \$12,000 to a \$75,000 exemption for non-combat veterans. She noted the \$12,000 exemption could equate to \$300 or \$50 in property taxes, depending on location. The Town along with about 95% of the Westchester municipalities are at the \$75,000 state maximum. For combat veterans, the exemption is \$125,000 off of assessed value. Most municipalities in Westchester County are at the maximum. The Town Board recently increased the percentage exemptions for seniors from \$37,400 to \$58,400 total income. Ms. McCarthy said she applauded the Town Board and state legislature for raising the senior exemption but questioned who can live on \$58,400 in Westchester County. Most County municipalities have also raised the senior exemption to this state maximum.

Lorraine Cantori mentioned many seniors do not qualify for STAR because of income limits which are almost laughable because of how little you are allowed to earn to live in such a very expensive area. Ms. McCarthy responded that in 2016 the NYS Department of Taxation and Finance thought it could do a better job in administering the STAR and Enhanced STAR exemptions and took over from the Town the processing of credits for new property owners. The state wants to get rid of the exemption program entirely and have everyone go through the state credit program. She noted the state program is a little more advantageous to property owners but she is troubled when she hears from seniors who have not received their checks in time before the school tax is due. That means they must lay out the entire tax due on September 30th and wait to receive the reduced STAR or Enhanced STAR amount. She noted that the state won’t even talk to Assessors about any late checks. Dorrine Livson mentioned that last year her STAR check did not arrive until December.

Ms. McCarthy explained with all the exemptions, the tax rate is about \$5.45 per thousand to Unincorporated property owners and \$0.45 to those in the six Villages. She noted in the Unincorporated area, the \$9,500,000 exempt dollars that seniors and veterans are not paying are reallocated to other taxpayers. In the Villages, the reallocated burden is about \$800,000.00. If a house is assessed at \$500,000, property owners in Unincorporated pay \$16,000 to \$17,000 but Village taxpayers pays less than \$1,000. The reason is because Village property owners get all of their services from the Villages. She noted, however, if you look at the total amount of savings, it is almost dollar for dollar the same.

Ms. McCarthy then explained how assessed values are determined. She noted she uses a software system that creates a model. The Town collects an inventory of all properties. On residential properties it looks at the type of house (colonial, ranch, etc.), number of bedrooms, number of bathrooms, and other features, such as basement, deck, swimming pool, etc. Information is gathered by school district, by neighborhood and by conditions. Ms. McCarthy explained she then looks at every property that has sold within a given period. Information is obtained from a number of sources - from the public, from realtors, from multiple listing services, from newspapers - and applied to all properties. If there are two houses, next to each other, built the same year, with similar amenities that sell for \$520,000 and \$500,000, but one has a two-car garage and the other does not, it suggests the garage in that neighborhood is valued at \$20,000. She noted a fireplace in Edgemont adds about \$15,000 to the value of a home. In other neighborhoods it adds \$5,000 to \$7,000 to the value. If there are ten similar houses in a neighborhood and three of them sell, it is statistically sound to apply information to the other 70% of the houses in the area.

The assessment modeling software then spits out a value. Ms. McCarthy explained she then does statistical testing, ratio studies, coefficients of disbursements, coefficients of variations, price related differentials, testing for vertical equity and horizontal equity to make sure the model reflects the market. After testing and retesting, she then hires an independent contractor to test the model. The State Department of Taxation and Finance then also tests the model. She noted not every property fits exactly perfectly into the model but the majority do.

Ms. McCarthy said there is no way her office can get into all 34,000 properties every year, so if a property does not fit into the model, it is the property owner's responsibility to let her know. She said she knows about the sales that occur and applies what she does know to all properties. However, if a neighbor did not take out a building permit when updating a kitchen or finishing a basement, her office would not know that affected the sales price. She noted she has been doing this job for 37 years and wants fair and equitable assessments. She said she is willing to talk on the phone or meet in person to address any questions, and she has a great office staff to help.

In 2014, the Town Board passed a law to assess properties at 100% of market value. The law was implemented in 2016 and the plan was to do a full reassessment every five years. In the interim years, her office would apply the "market trend," which reflects what happened in sales during the previous year and a half period. In 2020, Covid hit, so the full reassessment was put on hold until 2021. The most recent reassessment just took place in 2024 at a time when the real estate market was "insane" with bidding wars going on. Ms. McCarthy noted that in putting a value on a property as of June 1, 2025, she was required by law to use information from property sales during this crazy market period (during 2023 and 2024). She noted today's market is softening, so when you receive a letter about the assessed value in June of 2026, the trend will likely be less than the 8-10% increases in recent years, however, she still will be required to use last year's sales which reflect market increases.

She noted she does the tests herself regarding "market trends" during the interim years and then hires an independent contractor to measure the sales and trends. The information is submitted to the state - neighborhood by neighborhood. One neighborhood may have higher assessments by 10%, while another neighborhood may be up by 5% and another by 2%. The state also does its own analysis to measure market changes.

In years when the Town does a full reassessment, her office goes out and inspects properties (but not all of them), and then rebuilds the model because things change, the market changes. For example, the contributory value of pools used to be worth a lot less money than they are now. Rebuilding the model costs about \$300,000. Ms. McCarthy predicted every five years that cost will progressively get less and less the more technology that is implemented. The tentative assessments numbers are available June 1st of every year and she mails a copy of the information to all property owners. The information is also posted on the Town's website.

If a property owner agrees with the new assessed value, there is no need to do anything. If you think the value is too low, Ms. McCarthy said she would be happy to raise it. If you think the value is too high, she will be glad to talk with you because she does want to get it right. She noted under the Real Property Tax Law you don't have to let her in. If entry is refused, she must value the property from the public right-of-way.

On Grievance Day, property owners have the right to submit an appeal if they disagree with the tentative assessment. On average the Town gets about 4,000 appeals annually from residential, commercial, vacant land, etc. property owners. The Board of Assessment Review (BAR) looks at the values on these appeals, makes a determination and notifies the owner of its decision. Some cases the BAR reduce significantly, some they

don't. Owners of 1, 2, and 3 family homes have the right to go to Small Claims Assessment Review Proceedings. Owners who file the paper work can come and talk with her. If the issue is not resolved they can go before a hearing officer who resolves it. Over the past 15 years, an average of 900 to 1,200 Small Claims have been filed each year.

Ms. McCarthy noted since the Town required full market value reassessment, her office staff works twice as hard to collect correct information reflecting market value to provide accurate "comparables." Today's numbers are good when compared to the years prior to 2016 when the inventory was just wrong. She noted of the 1,200 Small Claims cases, her office has been averaging about 65% with zero adjustments. She acknowledged there are some extraordinary cases totally out of whack - e.g., the house looks good on the outside but is falling down inside. She said the assessment numbers are so good, the Town has been averaging about only 10% reductions. She noted the number of commercial certiorari cases filed have not decreased, but the reductions awarded have significantly decreased in recent years. She said the Town is still cleaning up since 2015.

Ms. McCarthy noted when she first started as the Town's Assessor 37 years ago, she used to have 5-6 months of downtime to do inspections, clean the offices, etc. Today she doesn't have three weeks. Immediately after the assessment roll is finalized, the small claims starting coming in and the phone calls begin. The office is so busy dealing with taxpayers and trying to make as much right as they possibly can.

Ms. Cantori noted she lives on a very busy state road with heavy trucks and other vehicles speeding by, creating noise and pollution and she doesn't think her property is comparable to homes 200 feet away facing a quiet street. Ms. McCarthy agreed and responded the model grabs all properties on "double yellow line" streets and determines a reduction factor of "10%" on these properties. [Note she cited the 10% figure as an example and is not sure it is correct.] She noted if there are "power lines" behind your house, the model will also factor a reduction. Conversely, if you have a beautiful "water view," the model attributes a positive factor increasing the value of the home. Ms. Cantori also mentioned it is unfair that those living in a co-op or condo pay 30% less in taxes but have access to all the same Town services and schools. Mrs. Livson replied that is a state law and the reduction is more like 50-60%. Ms. McCarthy agreed.

Ms. Dragic wanted to know where the data comes from. She said she asked a realtor to give her stats for the past two years for Hartsdale only. She learned 74 houses were sold in Hartsdale between 2024 and to date in 2025. The median house price was down and the mean prices were flat. She noted the Town's map indicates prices were up by 3% or more in 2024, and asked why there was this discrepancy. She suggested the number of sales were not statistically significant enough to provide confidence to model every home in the area.

Ms. McCarthy agreed that the Multiple Listing Services (MLS) may say the current market is flat or only slightly increasing in certain areas. However, she noted Ms. Dragic was reviewing different sales data. As was previously noted, under state law an Assessor is required to look at market prices from a year to a year and a half ago, and at that time (2023 and 2024) the market was "insane" with bidding wars occurring. Ms. McCarthy also noted when she looked at neighborhood delineations, she broke it out into the ten school districts, and then even further into specific neighborhoods to run statistical analyses on the sales in the particular neighborhoods. She noted Ella Preiser lives in the most stable neighborhood (Beaver Hill) in the entire Town of Greenburgh. People move there and stay. Ms. McCarthy said when there are no sales it makes it very difficult to run the test, but expansion does not have to be contiguous. You can combine two or three neighborhoods. She noted she did not do that in a bubble. Numerous realtors looked at it. The contractor and the state looked at it. Every year she has to tweak the neighborhoods a little because the market acts differently. Ms. Dragic stated this

presentation was not convincing because she knew of other properties that were priced in an incongruous way. She accused Ms. McCarthy of engaging in a game and depressing home prices with her taxes and insistence that prices are what they are not.

Ms. McCarthy responded this is not a game. It is science. It is statistics. As previously stated, after reviewing the figures, they are submitted to the contractor and to the state. She noted she does not make a move until the state approves the reassessment values. The state has given the Town a 100% grade every year since 2016. She is extraordinarily proud of that and noted her department works hard to maintain that level of transparency. Secondly, she noted she doesn't do property taxes. Her job from "a to z" is to put a market value on your property. She is not setting these market values. She is reflecting them. She is not creating this crazy up and down market, she is simply reflecting it. Ms. Dragic insisted there are other ways of calculating taxes so they are not as punitive as they are in Greenburgh and she is looking to move out of Greenburgh.

Maria Pecora mentioned that every year she writes to Supervisor Paul Feiner asking that he put the map on the Town's website that tells the rate of increase in each of the neighborhoods. Ms. McCarthy said she knew people asked for the map last year but the Town didn't have one because it was a full reassessment year. The only time a map is prepared is during the interim years when assessments are based on the "market trend." She noted on June 1st her office is busy getting out 34,000 letters and getting out reports to the State, to the Town Comptroller, and to the six Villages. She promised to do her best to get the map up promptly.

Ms. Pecora also noted that residents are not told in the letter where the comparable properties are located. She said many times the comparable sales are in a completely different neighborhood. Ms. McCarthy replied if you go to the Town's website, there is a full explanation of what you have to do and how to do it. On the website, the entire book of sales that have occurred within the window of evaluation is displayed. This will help the homeowner determine whether the figures are fair. She noted that the law specifically says once her numbers come out on June 1st, the burden of proof is on the taxpayer. If you disagree with the assessment it is not necessary to hire an appraiser. Just bring in photos that show your roof needs replacing or your kitchen is sixty years old.

Ms. McCarthy mentioned that the Town is working on buying software that will have a portal so taxpayers don't have to file a grievance application but can simply log on to the portal and submit information. She noted the current system is overwhelming. Her offices sees about 700 people between the middle of May and before grievance day, six days a week every ten minutes. She hates turning people away but can't put in more than 15 hours a day. The portal may help.

Ms. Pecora noted people are driving up costs with bidding wars and paying over the listed price which causes the assessment of other homes to rise. Ms. McCarthy explained if she raised everyone's assessed value by 10%, nothing would happen. The government wouldn't get any more money. The amount the government needs to operate would be reallocated, and the tax rate would come down by 10% for everyone. Increased assessed values happen to individuals when something was done that makes the home more valuable. Perhaps the kitchen was renovated. Or perhaps it was discovered the home was renovated without a permit or was under assessed for some reason.

Ms. McCarthy noted under the law, everyone should be taxed fairly and equitably. She said a number of attorneys have commented that her number are very tight and good. She said it is not about the property tax you pay and not about the assessment increase from last year to this year. It's about this year's assessed value number and whether you think you could sell the house for that amount of money.

Richard Grant asked how to know what the boundaries of his neighborhood are. He was encouraged to go to the Town's website and scroll all the way down on the Assessor's page where it says something about the sales map. Anyone needing additional help should contact Anthony who works in the Assessor's Office.

Mrs. O'Shea thanked Ms. McCarthy for giving up so much time to answer our questions and suggested we should invite her back next year. Ms. McCarthy recommended we call her back in March or April and she will be able to provide information on the 2026 Assessment Roll.

CLIMATE CHANGE LAW - TAX REBATE

Assessor Edye McCarthy explained that the new climate change law that the Town Board adopted has not become effective yet, so no applications have been submitted. She noted the State agency made a mistake on the exemption application it created, so the Town sent it back to be corrected. When the form is received, it will be posted on the Town's website. She noted Greenburgh adopted exactly what the state legislature approved, and is the only municipality that has adopted this law which provides a maximum \$10,000 a year exemption off of the Town property taxes for any home that has been damaged by 50% or more during a major catastrophic event. She said she has notified the Villages about the law, and they, too, may adopt a local law allowing such an exemption. The school districts may adopt a resolution to allow the exemption.

Those seeking the exemption should fill out the application and submit it to her along with photographs, insurance policies, FEMA documents, and anything that will help her determine eligibility. The \$10,000 exemption is for one year. Going forward you don't need an exemption, she has the legal authority to just reduce the assessment. But with this new law, she will also be able to go back and redo the assessment after the roll has been finalized. If the house was that badly damaged and your property tax was \$11,000 you get \$10,000 back. If the property damage was \$25,000, the best she can do is \$10,000 back this year, \$10,000 next year and \$5,000 the following year. Once the home has been fully repaired, she will increase the assessment.

LIMIT OF THREE DOGS IN TOWN PARKS

Richard Grant asked if anyone heard about a new law that limits those walking dogs to no more than three dogs in a Town park. Dorrine Livson noted she serves on the Parks and Rec Board and this is not a new law, it's been on the books for a long time. She said there are pictures of dog walkers bringing in six to nine dogs at a time and it is overwhelming. She said many municipalities in Westchester limit the number of dogs in a park to three, and some municipalities do not allow any dogs in their parks. Lorraine Cantori said she has seen professional dog walkers come in with multiple dogs, stay for 45 minutes and never leave with a dog bag. But she has seen dog bags left all over the park. She said when she walks her German Shepherd, she finds it quite intimidating when someone approaches with nine or ten dogs. She said it is a safety issue and she is glad the Town is enforcing the law. Madelon O'Shea mentioned that the Town's Zoning Ordinance limits the keeping of pets over the age of six months to three in single family zoning districts and two pets in multi-family zoning districts. Ms. Cantori noted that dog walkers who were kicked out of Hartsbrook Park have moved to Ridge Road Park which is a Westchester County park. Mrs. Livson noted that the County has not been monitoring the situation.

TACO BELL SEEKS VARIANCES TO LOCATE ON CENTRAL AVENUE

Paul Colten mentioned it doesn't look like the Taco Bell proposed at the site of the Honey Ham on Central Avenue is a shoo-in. He noted the application received a tremendous amount of resistance from the neighboring Hartsdale Garden apartment residents at the October 16th ZBA meeting. They expressed concern that a fatal

accident might occur with drivers impatiently waiting to make left turns into and out of the site. Mr. Colten told those present at the CGCA meeting there will also be disruptive noise from the site. He noted Taco Bell wants a drive-thru that stays open until 3:00 AM, and it is likely those seeking tacos at that hour may be driving illegally modified vehicles with no mufflers.

Mr. Colten says he sees the devastating effect the Starbucks has across from the Fountain Diner on Central Avenue. He said they do a huge amount of business with cars crossing in and out. He said he is surprised there has not been a fatality at the site which appears to be very dangerous. He questioned whether the Town could take some traffic calming measure such as putting a traffic island in the middle of Central Avenue to prevent vehicles from making left hand turns, crossing back and forth. Dorrine Livson noted Central Avenue is a state road. Madelon O'Shea also expressed concern about an accident and noted the existing back up of traffic at the Four Corners. She suggested the lot is simply too small and inappropriate for what is proposed.

WHAT IS A BUILDING? WHAT IS A STRUCTURE?

Mike Burdi raised a question about the "food truck" mentioned on the CGCA agenda. Paul Colten noted it involved a ZBA case regarding a hot dog truck that was on Jackson Avenue for many years. Apparently the owners made a bunch of changes to the lot and the Building Department is not happy and want them to obtain variances. Madelon O'Shea said the Deputy Town Attorney to the Planning Board was the attorney at the ZBA meeting and made the comment that "all buildings are structures but not all structures are buildings." She declared the food truck was a structure, therefore it needed a building permit. Mrs. O'Shea said she didn't understand this since according to the OED, anything that moved was not a building.

MISCELLANEOUS

Driveway Cases Not Scheduled. Paul Colten reported that he appeared before the ZBA on October 16th to seek a variance for the small amount of macadam that a previous owner added to the driveway at least a decade before he bought his home on Primrose Avenue. ZBA members decided they wanted to hear all three cases on driveway issues at the same time and adjourned his case. No date has been set, so it is unclear whether these cases will be heard in November, December or later.

Construction Begins of Hyundai Dealership. Mike Burdi commented he was on Central Avenue driving toward White Plains and observed construction going on at the former shopping center across from the Post Office. Madelon O'Shea noted last year the Planning Board gave approval to convert the shopping center into a Hyundai car dealership. Assurances were given that the Nature Center would be protected by keeping service doors closed, with trees and a fence and no entrance provided off of Dromore Road.

Interpretations Differ. Madelon O'Shea mentioned different Building Inspectors interpret the code in different ways. That appears to be the explanation for various ZBA and Planning Board cases such as Thalle, Primrose Avenue, the food truck, and various eateries.

Thank You Dora and Shelly for maintaining the CGCA website and arranging the Zoom meetings.

Next CGCA Meeting - December 8, 2025 at 7:30 PM via Zoom.