COUNCIL OF GREENBURGH CIVIC ASSOCIATIONS
Minutes of Meeting – September 28, 2026

This Zoom enabled meeting began at 7:30 PM. The meeting was chaired by CGCA Chair Madelon O'Shea (Old Edgemont). In attendance were: Treasurer Dorrine Livson (Worthington-Woodlands), Tom Bock (Fulton Park), Mike Burdi (Suburban Manor), Evelyne Cantave (Beaver Hill), Lorraine Cantori (Greenburgh Action Alliance – Hartsdale), Lucas Cioffi (Central Park Avenue), Paul Colten (Hilltop Farms), Lloyd Cort (Parkway Gardens), Alan Fishman (Northern Greenville), Major Fareed (Juniper Hill), Ellen Foley (East Irvington), Alicia Ford (Parkway Homes), Richard Grant (Hartsdale Park), Arthur Kahane (Ridge Road), Linda Koch (Hilltop Farms), Sharyn Lewis (Edgemont Community Council), Jonathan Martinez (Hartsdale Park), Dylan Pyne (Edgemont Community Council), Ella Preiser (Beaver Hill), Maria Pecora and Bill Sullivan (Sprain Brook Parkway), Carol Wielk (Secor Homes) and Dawn Joell Wyse (Parkway Gardens). Also attending were Greenburgh Town Councilman Francis Sheehan and invited guest, CD&C Commissioner Garrett Duquesne.

CGCA Treasury. Treasurer Dorrine Livson reported that the balance in the CGCA checking account as of September 28, 2026 remains the same, at $1,172.48. She noted no bills are due until January 2027.

CGCA Minutes. The plan was to vote this evening to approve Minutes of both the July 27th CGCA meeting and the August 24th CGCA meeting. However, because the Secretary was unable to email the Minutes to participants until this evening, votes on approving the Minutes of both of these CGCA meetings will not take place until the October 26, 2026 CGCA meeting. Any needed corrections to these two sets of Minutes are welcomed.

Welcome New Participants. Richard Grant introduced Jonathan Martinez, who is the new President of the Hartsdale Park Civic Association. Those present welcomed Mr. Martinez. Mr. Grant said both he and Carol Sarcinella serve on the Board of Directors of the civic group and will continue attending CGCA meetings when possible. Linda Koch announced that she is the new President of the Hilltop Farms Civic Association. Ms. Koch was also welcomed by those present.

THREE PROPOSED GROUP HOMES SEEK APPROVAL

Madelon O'Shea mentioned the discussions that took place at last week's Town Board work session (9/22/26) and Town Board meeting (9/23/26) about approval sought for three new group homes – one at 199 South Road (Parkway Gardens), one at 33 Greenwood Lane (Juniper Hill), and one at 7 Frost Lane (Poet's Corner). Dorrine Livson said she checked the Town's assessment roll and found there are already 21 not-for-profit group homes in unincorporated Greenburgh. She noted Granada Crescent has a number of apartments listed as not-for-profit. Ellen Foley said that a large number of residents attended the Town Board meeting, and she felt they did a great job of pointing out the issue of "over concentration" – that all three of these proposed group homes are in close proximity to existing group homes.

Under New York State law, group homes are exempt from local zoning laws. The Town has only 40 days from the date Supervisor Paul Feiner was served notice of these proposed group homes to make a decision. [Note: At the work session, Mr. Feiner said he only received notice about two of these group homes.] Mrs. Livson pointed out that under the State law, the Town Board has only three options: (1) it can approve the group homes, (2) it can suggest alternate sites, or (3) it can reject the group homes because of over concentration.

Mrs. O'Shea raised concerns about the qualifications of the caregivers at group homes. She said she has met people who do this for a living, who are wonderful, kind people, but appear to have little formal training. Mrs. Foley said this issue was raised at the Town Board work session and it was mentioned there are also some licensed caregivers, such as RNs and LPNs.

Mrs. Livson noted at the work session, Town Councilman Francis Sheehan mentioned the proposed group home on Frost Lane only has room to park two cars, which might not be sufficient. Paul Colten noted there is an existing group home on Surrey Way in the Hilltop Farms area which has a double wide driveway that can park six or seven vehicles. He said he is not aware of any negative impact from this group home. Mrs. Livson noted there is a group home on Dobbs Ferry Road – a road with only one lane of traffic in each direction. She said there have been times when vans park in the street to load and unload disabled passengers in wheelchairs, causing some problems for other vehicles. Mrs. O'Shea mentioned a group home on Old Army Road that has a fairly large driveway. Dawn Joell Wyse noted there are several group homes in her area – in Granada Crescent, on Wyndover Road and on North Road. She said neighbors have been complaining about noise at the existing group home at 88 North Road. When the vans arrive there to park at 6 or 7 o'clock in the morning, and at other times during the day, you can hear the beep, beep, beep of the vans backing up more than a block away on South Road. She noted the arched driveway, which was supposed to be in the backyard at this site, was illegally expanded and put in the front yard. She noted they also still park vehicles on the street.

UPDATE - EAST HARTSDALE AVENUE SEWER BREAK

Town Councilman Francis Sheehan provided an update on the East Hartsdale Avenue sewer main break. He noted that Councilwoman Gina Jackson will be posting an update on the Town's website. He said that part of the delay in making the repairs has been caused by the breakdown of all three expensive jet trucks, apparently from a manufacturing defect. He noted these trucks can shoot out blasts of water with precision to take the dirt away from lines underground without damaging or breaking the pipes. Work cannot proceed until these lines are exposed. The trucks are currently in the shop and the Town hopes to get them up and running soon. Mr. Sheehan also noted there is still underground water infiltration that has not been sourced. It is suspected it may be from a Westchester County water main than runs down East Hartsdale Avenue.

Mr. Sheehan said although it doesn't look like much is happening at the site, there is actually some work going on behind the scenes. He said it took much longer than expected but the Verizon fiberoptic line has finally been relocated so that construction equipment can be moved in. He noted there was concern about possibly breaking this Verizon line, which would have left the residents without internet and telephone service. He also mentioned a hole at the site has been filled in, creating a platform for the secant machine.

BACKDOOR PICK-UP "PILOT" PROGRAM APPROVED

Madelon O'Shea reported that at last week's meeting (9/23/26), the Town Board adopted a resolution updating some provisions of the Town's backdoor (non-curbside) program of picking up garbage of those with medical conditions. Dorrine Livson noted that she emailed a copy of the resolution to those on the CGCA mailing list. The resolution provides that the current program will continue through December 31, 2026, and will include a limited "pilot" program of backdoor pick-up of commingled recycling items from those on the DPW South Route who have requested this service. The DPW Commissioner and Sanitation

Department will evaluate the costs of this additional service and recommend to the Town Board whether it should continue and be expanded.

The resolution also provides for some other changes. Homeowners will be required to submit annual applications and provide documents establishing medical eligibility and property access. The annual cost of backdoor pick-up of garbage and commingled recycling items has been $300 since the program began in 2009. Beginning January 1, 2027, the cost will be increased to $750, unless the homeowners seek a waiver because of financial hardship. Town Councilman Francis Sheehan noted the only properties that will be eligible for backdoor pick-up will be those where everyone in the household has a medical disability. He said the Town Board has not yet determined the criteria for a hardship waiver, but it may include Enhanced STAR eligibility.

Mrs. O'Shea expressed concern about the multi-paged application. She noted when she and her husband first applied for backdoor pick-up, it was only a one-page document. She also noted that Enhanced STAR eligibility can come and go, if one has a financial windfall one year. She questioned what that would do. Mr. Sheehan said it would have to be worked out. Lorraine Cantori asked if a block grant would be applicable. Mr. Sheehan indicated he was not aware block grants would be eligible.

Mr. Sheehan noted backdoor pick-up requires an extra truck and employee with an estimated cost of $1,200 to $1,300 per household. He noted the Sanitation Department has expressed concern that expanding this service could jeopardize twice a week garbage pick-up. Mrs. Livson asked how many households receive these services now. Mr. Sheehan said it is about 75, but several do not have disabilities and very few are paying anything. It's who you know!!!

Those present expressed concern that wheeled containers for paper waste were not included in this resolution. It was noted that paper waste (newspapers, magazine, cardboard boxes) is very heavy to move to the curb for pick-up. Ella Preiser noted that the City of White Plains for many years has provided three separate wheeled containers to homeowners for garbage, paper waste, and commingled recyclables for curbside pick-up.

PROPOSED ZONING AMENDMENTS DISCUSSED

CD&C Commissioner Garrett Duquesne joined the meeting and was welcomed by those in attendance. Madelon O'Shea asked him to provide a brief introduction about what is being proposed and then be prepared for comments and questions from those present.

Mr. Duquesne noted the Town is planning an update of Chapter 285, the Town's Zoning Ordinance, and some Zoning Map changes. He said the proposed changes are consistent with fulfilling policies of the Town's Comprehensive Plan adopted in 2016. E.g., one policy was to remove the Urban Renewal (UR) District, which will include a Zoning Map change. The proposal is to remove the UR and nine different zoning districts along Route 119, from the City of White Plains to the Greenburgh Library, and to create a new Tarrytown Road (TR) Mixed Use district, similar to the Central Avenue (CA) Mixed Use zoning district. Another provision is to foster consistency among uses. E.g., different provisions are listed for child daycare facilities in various commercial districts. Provisions will be listed the same in all districts. Housing affordability will be addressed by adding a 10% requirement in all one-family districts and the PUD district as well as a new M-30 district in the Manhattan Avenue area. Additional changes are planned regarding

restaurants, parking requirements, electric charging stations, and improvements to the Conservation District Overlay zone to maximize open space. Also planned are provisions to allow single-family homes to keep chickens, based on practices in other communities, and to allow cannabis dispensaries on commercial corridors by Special Permit from the Planning Board. At present cannabis dispensaries are only permitted in the PD district and there have been none proposed. He noted these dispensaries are currently permitted in both White Plains and Yonkers, which are receiving revenue from them and there appear to be no problems.

Regarding chronology, Mr. Duquesne said the Town Board referred the proposed changes to the Planning Board in March of 2026. For the last six months, the Planning Board has been working hard discussing the various changes and also has created a comprehensive list of other changes for further improvements. He noted the Planning Board also held two Public Discussions, which were helpful. He said the Planning Board may adopt recommended changes to the Town Board at its 2nd meeting in October. When that happens, he noted he, as Planning Commissioner, will work with the Town Board at work sessions to explain the proposed changes. Ultimately a second version of proposed changes will be circulated and scheduled for a Public Hearing before the Town Board. At present it is difficult to say when, but perhaps in January or February of 2027. He said because there are so many changes, the Board may break up the suggested changes and schedule multiple Public Hearings.

Mr. Duquesne said if it will be helpful, he is willing to spend time with civic groups and members of the public. He noted the Town received a very supportive letter from the Westchester County planning department with some additional suggested improvements. Last Friday he spent time with some Planning Board members and last week he had a very productive meeting with the Conservation Advisory Council which plans to recommend some further improvements. He said property owners, members of the public and even some ZBA members have shown a keen interest.

In preparation for tonight's meeting, Mr. Duquesne said he reviewed the Comprehensive Plan which was adopted in 2016. He noted it is important that recommended zoning changes be logical and consistent with the Comp Plan. He presented Table 1.2 from the Comp Plan on a shared screen. This table lists "Guiding Principles" regarding Quality of Life, Transportation and Infrastructure, Development, and Process. He said he often receives phone calls from developers and he refers them to the Comp Plan and suggests that they not waste their time with any proposal that the Comp Plan does not support.

Mr. Duquesne noted the Comprehensive Plan was adopted exactly ten years ago, on September 28, 2016. He said Madelon O'Shea, Ella Preiser, Dorrine Livson, Carol Wielk and others devoted time to the development of the Comp Plan. He noted Westchester County said Greenburgh is heading in the right direction but noted after ten years, it is now time for a fresh updated Plan. Some changes have occurred, including the pandemic and changes in on-line shopping, which suggest that some updates may be needed. The Town will be reaching out to the community to find what has been working and what has not.

Mrs. O'Shea inquired about four issues:

1. Chickens. She asked Mr. Duquesne if he "was sure about chickens." She noted her granddaughter in Florida raises them and they are dirty, noisy and great escape artists – one keeps hiding under a bush and making a nest. They lay great eggs and her granddaughter makes a profit by selling them. However, she sees a need for a lot of distance necessary from front, side and rear yards.

2. Separations of Eateries. She urged that the 2,000 linear foot separation between restaurants should also apply to drive-thru and fast casual eateries. She said the proliferation of eateries doesn't create the town's reputation. She pointed out Wing Stop and Chick-fil-A across the street from each other doesn't do anything for Fulton Park. Mr. Duquesne noted there are multiple fast casual eateries within the same parking lot, so it would be problematic to establish setback separations.
3. Site Visits. She strongly urged that all Board members (Town, Planning and ZBA) should be required to make site visits before voting to approve applications.
4. Hard Copy. She said she would like a hard copy of the final recommended amendments to proof-read.

Lorraine Cantori commended Mr. Duquesne for his tireless work and said she appreciates the information he has provided. She inquired about the environmental impact regarding vehicles waiting in line at drive-thru establishments. She said she regularly sees eight to ten cars in line waiting to get their morning java and donuts and is concerned about pollution. She also asked why there seem to be such long waits between when new businesses are announced on East Hartsdale Avenue and when they actually open. Mr. Duquesne responded that the Town has some very strict requirements for drive-thru establishments, such as requiring one parking space for every 35 square feet of business floor area. Regarding a delay in business openings, he said it may be because they are not doing certain things required by the Town.

Dawn Joell Wyse said she has heard complaints from neighbors in Parkway Gardens about the noise from a house on Tomahawk Lane where there are chickens and roosters. Mr. Duquesne said that is not currently a permitted use and suggested those complaining should call the Building Department. Mr. Duquesne noted the proposal is to allow chickens (not roosters) on 20,000 square foot lots, but the Planning Board is suggesting a sliding scale, including 10,000 square feet. He noted he lives in a community with homes on lots about 10,000 square foot in size. Two homes in his neighborhood have chickens and he and his neighbors have not found them a problem. Ms. Wyse asked if chicken coops would be required. Mr. Duquesne responded there are elaborate requirements including a total of 14 protocols, all geared toward insuring that the chickens are not a nuisance. Alicia Ford mentioned that she was told one person called the Building Department and was informed a person could legally have five or six chickens.

Ms. Wyse asked Mr. Duquesne about multifamily zoning. She said she had not heard his response earlier. He replied that the proposal requires changes to the Planned Unit Development (PUD) district which would require that 10%, or one in every ten units proposed, would have to be affordable. He also noted a new M-30 district is proposed on Manhattan Avenue.

Arthur Kahane noted the Accessory Dwelling Unit (ADU) law that was enacted back in April and inquired if any applications had been received to either create a new ADU or to legalize an existing one. Mr. Duquesne responded he has received three or four calls, but only one formal submission was filed that will make its way to the Planning Board before the end of the year. He said all inquiries concerned converting space in an existing home or attached garage. He noted there was concern the Town would be inundated with applications so a cap was included in the legislation, but the Town won't even come close to the cap.

Carol Wielk said she supported Mrs. O'Shea's concerns about chickens and restaurants. She asked if there are any plans about changing single-family housing to another type of zoning. She said she and her neighbors are very concerned about possibly converting existing single-family zones to allow other larger

type uses, since such a plan was previously proposed in the Secor Homes area on an adjacent street. Mr. Duquesne said he can emphatically say there are no proposed map changes to convert single-family zones to any other type of zoning. He noted 75% of housing in Greenburgh is single-family zoning, and that updating the Comprehensive Plan will provide the opportunity to re-memorialize that single-family zoning should remain that way.

Linda Koch said her family has been a part of the Hilltop Farms community for 68 years. She has noticed a lot of changes, but appreciates that Mr. Duquesne is opposed to multi-family development on the Fortress Bible property. She noted she had not received a response from the Building Department about who currently owns the property or any proposed development. Mr. Duquesne responded that he attended the civic association meeting a while ago when suggestions about a data center or town houses were proposed. He noted those types of development would not be permitted in a single-family zone. He said he has not fielded any phone calls about that property since that meeting. Mrs. O'Shea suggested that Ms. Koch should get together with Commissioner Duquesne after this meeting to obtain current information about this property.

Lucas Cioffi raised three issues:

1. Cannabis. Do the proposed cannabis regulations still include a 500-foot setback from schools? Mr. Duquesne said the regulations have changed a little bit. He thinks the calculation is measured from the front door but he does not want to misquote, so he will send information to the CGCA to distribute.
2. Complete Streets. Why is it important to change the code about "complete streets?" Is the Town currently blocked in some way to make the streets safer? Mr. Duquesne replied that "complete streets" is a planning term that stresses the importance of roadways to all users, not just for vehicles, but pedestrians, cyclists, those who take the bus, etc. He noted the Comprehensive Plan addresses the term, but there is no reference at all in the Zoning Ordinance. He said there are not a lot of details proposed, but adding the term may be helpful where there are major developments proposed. E.g., it would give the Planning Board the right to suggest development of a bus stop at a proposed commercial use site.
3. Cannabis Revenue. There are videos that say $5,000 monthly tax revenue is expected from cannabis dispensaries. Mr. Lucas questioned how much of that revenue would go to the County vs. the Town. Mr. Duquesne said he heard from an official in the village of Tarrytown that they expect $45,000 in annual taxes. Mr. Duquesne said he would have to look into the breakdown of the amount to the County and others. He said he was taking notes and would check with the Assessor and provide more information at a later date.

Paul Colten mentioned there are a number of businesses in Yonkers and White Plains that sell cannabis and Greenburgh has no control over what happens. Mr. Duquesne noted there is a minimum separation required between uses, but Central Avenue is two linear miles with a number of storefronts, so there are places where additional cannabis dispensaries could be located. He noted these uses are highly regulated so if there is any negative information, such as selling to under age students, as a planner he would be the first one to suggest that the Planning Board not even consider the use.

Richard Grant inquired about the status of the Nursery at Sprain Road and Underhill. Mr. Duquesne responded that there is an active approval for an assisted living development that is not being exercised. He said at some point that approval could lapse. The property is zoned single-family residential. He noted there have been a few calls about other uses, but nothing has been submitted.

Ella Preiser mentioned she has watched Planning Board meetings and agrees with many of the additional changes that Planning Board members have suggested to the Zoning Ordinance. She asked when a copy of these additional proposed amendments will be available to the public. Dylan Pyne, who is Chair of the Planning Board, said the Board will discuss a draft of the recommendations at its next meeting (10/7/26) and is likely to vote on them at the October 21st meeting. He noted there are still a few issues to resolve. He said the Planning Board recommendations will be given to the Town Board which will decide which provisions to accept. Mrs. Preiser praised Mr. Pyne and the Planning Board members for their efforts.

Mrs. O'Shea called individually on all others present and asked if they had any comments. No one else wished to comment, but all thanked Mr. Duquesne for attending the meeting and presenting information. Mr. Duquesne thanked those present for their comments and indicated he would be happy to engage in future discussions.

SIDEWALKS – MAINTENANCE & SNOW REMOVAL

Madelon O'Shea commented that in her limited travels around the Town, she has noted some sidewalks are used for parking. She said her biggest gripe concerns the lack of maintenance of some of the sidewalks currently existing. She noted there are gorgeous sidewalks on Central Avenue with about two or three feet of brick between the concrete and the curb, and many of these sidewalks are in total disrepair. She noted if someone falls, there could be litigation.

Lucas Cioffi mentioned that last year there were some very important safety issues regarding the lack of snow removal on sidewalks. He said the Town already has a solution in the Town Code regarding removal of snow, and he is not sure if the Town wants to keep it as it is. The Code (§430-16) requires the adjacent property owner or occupant (both commercial and residential) to remove the snow within 24 hours. If the snow is not removed, the Town can remove it and bill the property owner. The cost becomes a lien against the property until paid. Mr. Cioffi said he has never heard of this provision being enforced. He said he would like to look at this issue in depth and asked if anyone present would be willing to serve on a committee with him.

Mr. Cioffi asked Town Councilman Francis Sheehan whether he thought there was sufficient time to modify the Code to ensure safety when the snow falls this winter. Mr. Sheehan replied the Town could certainly issue a violation if snow is not removed within 24 hours and then remove the snow, but he wasn't sure about putting a lien on the property. He said there is an issue about giving legal notice. Mr. Cioffi asked if the Town could give notice ahead of time and then enforce the code as it exists. Mr. Sheehan noted with unpaid property taxes the Town waits three years before putting on a lien and foreclosing on the property. He said there needs to be further discussion on this issue. Mr. Cioffi said he raised the issue with the Legal Department and has not received a response. He said he wants to make sure the law is fair to everybody, both residential and business property owners.

Mrs. O'Shea said she informed the Legal Department about a badly broken section of sidewalk on Central Avenue, but has not heard back. She said if we want a walkable community, sidewalks have to be safe all the time, not only when there is snow.

SNOW PARKING REGULATIONS CHANGE NEEDED

Dorrine Livson raised the question of what the Town is planning to do about overnight parking. The Town's Snow Ordinance (§460-20) requires that vehicles not park on most public streets from December 1st to March 15th between the hours of 1:00 a.m. and 6:00 a.m. unless a special permit is granted by the Chief of Police. Councilman Francis Sheehan noted that last winter there were vehicles that owners didn't try to get off the street until one o'clock in the morning. At that time, they couldn't because the vehicles were iced in. The police were hamstrung because they couldn't issue tickets until 1:00 a.m. since a Snow Emergency was not declared. Mr. Sheehan noted that if a car is parked on a street and a Town plow hits the car, people get upset because the Town doesn't have to pay for the repair. If the owner comes out and cleans off the snow and throws it into the road, a plow has to come back to remove it.

Mr. Sheehan said a change to the Town Code is necessary and it is hoped a change will be in place before there are any emergencies this winter. He noted some people think we should do away with the snow ordinance and only require vehicles to be removed when there a snow emergency is declared.

FULTON PARK FLOODING

Tom Bock reported that the Fulton Park area finally had some actions regarding flooding and just as the work was to be completed, the Town was issued a "cease and desist" order by Westchester County. He said he went to a Westchester County Board meeting tonight with a number of Fulton Park neighbors and Town Councilwoman Gina Jackson and spoke about this issue.

Mr. Bock told the CGCA the Town did a phenomenal job. He said DPW Commissioner Frank Morabito and the Town finally did what the community has been asking the County to do for years. Mr. Bock said every year during hurricane season, his Fulton Park neighbors fear flooding and know it is time to start moving stuff out of their basements. He said he now only keeps a washing machine, dryer and hot water heater in the basement so his losses only amount to $5,000. He said during the last rainstorm, water was running down the street, the river was flowing, but he and none of his neighbors had water in their basements and there was no need to pump water out of backyards, thanks to the Town.

Mr. Bock said Mr. Morabito called him one morning and invited him to the site and explained what the Town had been doing. He broke the process down into a number of steps, saying employees spent three weeks cleaning everything out, using chain saws to cut up trees that had been swept into the river, pulling out shopping carts that contained the Caldor logo, and other debris, and even explaining how many gallons of water could flow through the space. Mr. Bock said Mr. Morabito brought in stone boulders, at no charge, to make access easier and safer for workers to go into the river. Mr. Bock said he had been asking that the river be dredged and made wider, but Mr. Morabito explained it can't be dredged because it has a concrete base.

Unfortunately, all the good work is being undone. Mr. Bock said today at 5 p.m. County workers were there throwing the boulders into a dumpster. The County also brought in dump trucks full of dirt to deposit in the area which will likely wash into the river. The County finally put a fence around the dirt piles.

Mr. Bock said he ran into Westchester County Executive Ken Jenkins two weeks ago in Hastings and spoke to him about the flooding issues in Fulton Park. Mr. Jenkins responded that the Town can't do what they want to do without getting permits. Mr. Bock told CGCA representatives as a long-time firefighter, he understands the meaning of teamwork and knows there is no "I" or "we" in team. He is reaching out to

others for help in getting the County to recognize the importance of needed maintenance of the Manhattan Brook area and letting bygones be bygones and getting the County to work with the Town.

It was noted this wasn't a Town initiative. This started when the County brought a substandard piece of equipment to the site. The County's excavator was too small to reach the debris and County employees did not want to go down into the river because of fear they would be swept away if the rain became heavy. The Town assisted by bringing in a bigger excavator and having Town employees go down to remove the debris. Town Council members Gina Jackson and Francis Sheehan were there for five or six hours that day and spoke with County employees. Mr. Sheehan took photographs of the work being done. Since the County brought in an excavator, it was assumed that work was being done under a permit that the County obtained.

At the CGCA meeting Mr. Sheehan shared photographs of scenes of before and after debris had been removed at the bridge. It appears three to four feet of debris was removed. The bridge appears higher.

Dorrine Livson made a motion that the CGCA should write a letter thanking DPW Commissioner Frank Morabito and Town employees for the work they have done, and expressing our displeasure to County Executive Ken Jenkins at the way the County has been handling the Fulton Park issue. All present voted "aye."

Mr. Bock said the reporter from News 12 called yesterday and asked him how Fulton Park made out with flooding during this latest storm. He wants to do a follow-up interview regarding this issue. Mr. Bock said he also spoke with David McKay Wilson, who took copious notes and was driven around and shown all the work the Town had done and how water from Route 287 drains onto Kensico Road. Mr. Bock said he suggested that Mr. Wilson speak with DPW Commissioner Frank Morabito and Council members Gina Jackson and Francis Sheehan, not the Supervisor. Mr. Bock said Mr. Wilson has not decided yet whether he will write an article about this.

SPEEDING & LACK OF ENFORCEMENT

Dorrine Livson mentioned that the Town lately has lowered the speed limit to 25 miles per hour on some more streets. She questioned whether the speed limit could be lowered on even more streets. She noted she receives complaints all the time about vehicles driving much faster than 30 mph along Windom Street, Worthington Road and Lark Avenue. Other areas also have speeding problems. Madelon O'Shea noted the speed limit on Old Army Road is currently 25 mph and cars whizz past her doing 45 mph or more up the road to the entrance to the high school. Lorraine Cantori mentioned speeders on West Hartsdale Avenue, Tom Bock mentioned Old Kensico Road "Speedway" and Hillside Avenue, Dawn Wyse mentioned speeding on North and South Road in Parkway Gardens, and Maria Pecora mentioned speeding along Route 9A near Greenwood Lane.

Mrs. Livson noted the second thing is lack of enforcement. It is unclear how to achieve more enforcement. Those present also mentioned seeing more electric bikes and scooters speeding along roads.

LIBRARY RAMP - ACCESS BY THE DISABLED

Arthur Kahane mentioned the ramp constructed for access to the Greenburgh Library about 20 years ago. He said he has never seen anyone in a wheel chair negotiating the ramp. He noted the ramp is a maintenance

issue as well as a liability issue, and said there are other ways to provide ADA compliant access to the Library. He said repair work is planned for the roof of the Library and he hopes the ramp will be looked at.

Dorrine Livson noted that she attended a meeting of a new committee tonight – the Disability Advisory Committee (DAC). About 7 or 8 people attended the meeting and a plan was discussed to study what is good and not so good about accessibility to certain areas. She said she would put the Greenburgh Library on the agenda list for the next meeting of the DAC. Madelon O'Shea mentioned that she currently has a problem with stairs, but is not recommending a huge, poorly designed ramp.

MISCELLANEOUS

Thanks to DPW Commissioner. Lorraine Cantori said she wanted to thank Arthur Kahane for sending a letter thanking DPW Commissioner Frank Morabito for the work he did addressing flooding in Fulton Park. She said she wants to email this letter to Westchester County Executive Ken Jenkins telling him this is a humanitarian issue not a political issue and that human beings deserve to live in an environment without the threat of flooding due to negligence.

Special "Thank You" to Those Working for the CGCA. To **Shelly Livson** for arranging these Zoom meetings and proof-reading the Minutes. To **Dorrine Livson** for sending information and updates to all on the CGCA mailing list. To **Dora Ashley** for maintaining the CGCA web site (cgca.info).

Next CGCA Meeting. Monday, October 26, 2026 at 7:30 PM via Zoom.