

COUNCIL OF GREENBURGH CIVIC ASSOCIATIONS

Minutes of Meeting – Monday, June 29, 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), Alex Anzer (Hunter Lane), Mike Burdi (Suburban Manor), Evelyne Cantave (Beaver Hill), Lorraine Cantori (Greenburgh Action Alliance), Paul Colten (Hilltop Farms), Lloyd Cort (Parkway Gardens), Ellen Foley (East Irvington), Alicia Ford (Parkway Homes), Arthur Kahane (Ridge Road), Ella Preiser (Beaver Hill), Dylan Pyne (Edgemont Community Council), Carol Sarcinella (Hartsdale Park) and Carol Wielk (Secor Homes). Also attending was Greenburgh Town Councilman Francis Sheehan.

CGCA Treasury. Treasurer Dorrine Livson reported that the balance in the CGCA checking account as of June 29, 2026 remains the same, at \$1,137.48.

CGCA Minutes. Needed corrections to the Minutes of June 1, 2026 include adding Carol Wielk (Secor Homes) to the list of those attending the meeting. Paul Colten also noted he had no comments but he did attend the meeting via Zoom regarding the sidewalk from the Health Center to West Hartsdale Avenue. He said building this sidewalk has been very disruptive. He said he drove by there today and noticed someone actually parked a minivan on the sidewalk. With these two necessary changes noted, the June 1st Minutes were approved and will be posted on the CGCA website (cgca.info).

Condolences to Feiner Family. Madelon O'Shea reported that Paul Feiner's mother passed away this morning. It was noted she was almost 102 years old. Those present expressed condolences to the Feiner family. Paul Colten noted there is a condolence thread on "Nextdoor."

PROPOSED AMENDMENTS TO THE ZONING ORDINANCE

Ella Preiser reported that the Planning Board continues to consider amendments to the Zoning Ordinance and Zoning Map. Massive changes are proposed and Department of Community Development and Conservation (CD&C) Commissioner Garrett Duquesne attended the Planning Board meetings on May 30th and June 3rd to discuss these changes. Deputy CD&C Commissioner Aaron Schmidt discussed more issues at the June 17th meeting, and another discussion is planned at the July 1st meeting. Mrs. Preiser said the Town's Zoning Ordinance is dated "1980" and it is time for major revisions. She noted there have been hundreds of amendments adopted over the last 46+ years. Recently (6/10/26), the Town Board adopted an amendment to the definition of "Family" in the Ordinance since it was pointed out that the way the word was defined was unconstitutional. As previously noted, the Ordinance requires that the Town Board refer any proposed amendments to the Planning Board for its review and recommendations. The Town Board then must hold a Public Hearing before adopting any changes.

One zoning change proposed is creating a new zoning district (Tarrytown Road – TR) along Route 119 from the border with the City of White Plains to the Village of Elmsford. The new district would allow a number of uses and be similar to the Central Avenue (CA) Mixed Use zoning district. Ellen Foley asked why this change is necessary. Mrs. Preiser said one reason is to get rid of the Urban Renewal (UR) district designation. The number of car dealerships along Route 119 was mentioned, but it was noted some of them are in the Village of

Elmsford. Interestingly, some car dealership ads on TV – e.g., “Subaru of White Plains,” and “Volvo of White Plains” are strangely titled as the businesses are actually located in the Village of Elmsford.

Madelon O’Shea noted the CA district requires “fast food” sites to be at least 2,000 linear feet apart. She said in the restaurant industry there is a new term “fast casual” which would allow the business to charge more money but allow your order to be made to your specification. However, she noted Burger King and McDonald’s also allow special orders - “hold the pickle, hold the lettuce, etc.” Mrs. Preiser noted changes are proposed to the definitions of “fast food” and “restaurant.” Mrs. O’Shea said she asked Commissioner Duquesne for a paper copy of the changes as this is too much to read on the computer, but he would not provide it.

Mrs. Preiser stressed that the Zoning Ordinance impacts all of us, our homes and our neighborhoods. She urged everyone to take a look at these Board meetings and amendments. For access to the Planning Board meetings, visit the home page of the Town’s website (greenburghny.gov) and click on Boards and Agendas and then click on Agenda and Minutes. There you will find the archived Agendas, Minutes and Videos for the various meeting dates. To see the actual proposed amendments - from the home page, click on Departments, then CD&C, and then Chapter 285. The document showing the proposed changes is 408 pages long. Pleasant reading!!!

ALTERNATE MEMBERS FILL VACANCIES ON BOARDS

Madelon O’Shea mentioned that the Town has had trouble filling vacancies on various boards. Previously, the Town Board adopted resolutions decreasing the number of required members on the Planning Board (from seven to five) and increasing (from one to two) the number of “Alternate” members. On June 10, 2026, the Town Board also adopted a resolution permitting two Alternate members on the Zoning Board of Appeals. Alternate members can attend all meetings of a Board but can only vote on an issue if given permission because a regular member is absent or recused. Mrs. O’Shea noted that the Historic & Landmarks Preservation Board membership has been reduced from seven to five and the idea to appoint Alternate members has been discussed, but New York State has never heard of Alternate members on an historic board.

H&LPB WANTS TO PRESERVE HISTORY

Madelon O’Shea informed that the Historic & Landmarks Preservation Board (H&LPB) is facing two issues:

- (1) Bethel Knolls on Grasslands Road. The owners want to build 75 more independent living units on the site and to demolish a building constructed in the late 1800s by the original farmer who owned all the land in the area. The building was being used for adult day care and offices. Around World War II, the building was used as an orphanage and later a school for young girls. Mrs. O’Shea noted the building interior is exquisite. She said NYS would prefer the building to be incorporated in the new construction. Plans for this “not-for-profit” are more independent living units renting for \$10,000 a month. She noted it would be unfortunate if the building is reduced to landfill.
- (2) Gaisman mansion in Hartsdale. H&LPB would like to see this mansion surrounded by Harts Brook Park saved. The nuns cannot afford to repair the mansion and want it demolished. Mrs. O’Shea said the inside is exquisite, and noted the Building Department has said the structure is sound but needs repairs. She noted Henry Gaisman was a rags to riches person who, with little education, developed 100 inventions. including the Gillette Safety Razor. She said that Parks & Recreation would like to save the building and a number of environmental groups are interested in using the 3-story building for offices and labs.

DATA CENTERS – UNWANTED!

Madelon O'Shea mentioned there are many articles in the press about communities concerned about data centers, particularly in the Midwest and South. She noted these data centers are decimating local water and electricity supplies. Paul Colten noted they also create noise and pollute the air. He said they are usually massive buildings requiring huge tracts of land. Those present at the meeting hoped all of the remaining golf courses in Greenburgh will remain solvent so there will be no large tracts of land available. Mr. Colten mentioned a small data center was proposed on a four-acre parcel in the Hilltop Farms area a while ago, but the community loudly objected. He noted there are suggestions that data centers be built in space, so as not to suck up the earth's resources.

SCAMS EXIST – BE ALERT, BE WARY

Ella Preiser said with police officers in her family she frequently hears about scams that are very costly to Greenburgh residents. She urged those attending the CGCA meetings to get the word out to everyone they can possibly reach about how to avoid being the victim of a scam.

Tell neighbors not to engage in conversations with anyone knocking on their door and offering to sell them anything (e.g., solar panels, new roofing, windows, etc.) or offering a service (e.g., repaving a driveway, cleaning a chimney, killing insects, etc.) Anyone agreeing to even a minor sale or service from these "door gypsies" can wind up getting ripped off of thousands of dollars. Also, be aware that there is a section of the Greenburgh Code - Chapter 390 entitled "Peddlers, Solicitors and Canvassers" - that requires a "peddler's license" (with very few exceptions) issued by the Greenburgh Town Clerk in order to peddle anything door to door. Call the police to notify them if any unlicensed peddler knocks on your door.

Tell neighbors not to provide any personal information (birth date, SSN, account numbers, verifying recent credit card charges, etc.) to anyone telephoning them about possible problems with bank accounts or credit cards, and do not return a call to a phone number that a caller supplies. Instead call your bank at its published phone number or visit in person to inquire if there is really a problem. And never agree to hand over your credit card if someone promises to send a courier to your door to pick up the card so a problem can be addressed. Likewise, be careful of emails received and don't click on links if you have concerns. An email address may look legitimate but one little digit, letter or character may be changed or added by the scammer to confuse you and give them access to personal information.

A number of questionable incidents were mentioned. Carol Wielk said a man called today seeking a contribution to a police charity. He said he would send something in the mail, but persisted in wanting to know how much money she would give. She said she finally hung up. Paul Colten noted the problem is we were raised to be polite but now must learn to be rude and not give callers the time of day. He advised not answering calls from unknown numbers. He said if the call is important, the caller will leave a message. Alicia Ford said she regularly receives calls from police charities asking for donations. She noted they do send an envelope with an enclosed stamp to respond. Mr. Colten said he receives many calls and thinks they are from a computer that is made to sound like a human being. Ms. Ford said she once received a call from the "IRS" which said she owed taxes and the police will be coming to her house. She said when the "IRS" called again, she told the caller she was a detective and the call was being recorded. The "IRS" hung up! Mike Burdi agreed with Mr. Colten that these are most likely AI scripted calls. He said he frequently gets a call from "Medicare" that claims he is about to receive a back brace. He said the callers are looking to replicate your voice. Mr. Colten said these calls are from organized crime syndicates that use technology able to clone your voice. Madelon O'Shea said several years ago she received a phone call that said her grandson was in jail and needed bail money. She noted her only grandchild of age was a Marine in Kuwait, so she hung up immediately. Mr. Colten noted a lot of senior citizens panic and respond to these type of calls.

Mr. Burdi noted Con Edison regularly sends notices with their monthly bills reminding people to ask for ID from anyone claiming to be from Con Edison and to call the advertised number to verify the person's name and ID number. Con Edison also urges people to double check the URL before responding to emails, and states that the company never demands payment with prepaid gift cards or debit cards, wire transfers, cryptocurrency, etc.

GREENBURGH – A WILD LIFE SANCTUARY?

Alicia Ford said there have been frequent sightings of bobcats, coyotes and rabbits in the Parkway Homes area. Lloyd Cort said herds of deer are devastating vegetation in the Parkway Gardens area. Carol Sarcinella said there are deer galore in Hartsdale Park that are damaging shrubs and landscaping. She noted the deer come down from Harts Brook Park and hang out behind the shopping center and on the adjacent vacant lot. Madelon O'Shea mentioned sightings of deer and a bear cub in Old Edgemont. She noted her yard is fenced but she has seen deer come from the high school, the golf course, and Nature Center properties. Mike Burdi noted this is deer-mating season. Carol Wielk said she has seen two small cute baby skunks and rabbits in Secor Homes.

NOISE DECIBELS WILL BE MEASURED

Alex Anzer reported that he attended the Police/Community Advisory Commission last month at the invitation of P/CAC President Lloyd Cort. Police Chief Kobie Powell also attended and was very understanding about the noise complaints Mr. Anzer raised. Chief Powell said it will be necessary to have a noise meter placed on Mr. Anzer's property that can measure the decibel levels to see if the noise meets the criteria for issuing tickets. Mike Burdi noted that this coming July 4th weekend may be a noisy one for Mr. Anzer if Captain Lawrence Brewery has scheduled special evening entertainment. Mr. Anzer volunteered to help Ella Preiser with CGCA minutes.

EAST HARTSDALE AVENUE SEWER MAIN BREAK - EXPENSIVE

Arthur Kahane raised concerns about the sewer main break at 100 East Hartsdale Avenue. He noted it happened over two years ago and has cost the Town almost \$6 million, in addition to disrupting traffic and the life of area residents. He noted each month it is costing about quarter of a million dollars more. He said he doesn't understand how it has dragged on for two years without any resolution and thinks we really need some hard answers. Carol Wielk noted that DPW Commissioner and Building Inspector Frank Morabito obtained cameras that revealed the break was not under the building, but along the front of the building. Mr. Kahane questioned why these cameras were not obtained sooner and noted Mr. Morabito was the Deputy DPW Commissioner during the last two years. Lorraine Cantori agreed. She said it would have been cheaper to communicate with other communities to rent or borrow these cameras than the \$260,000 each month we are paying to pump out the sewage. She said she had nothing against Mr. Morabito and noted he was able to deal with a water main break in a few days.

Councilman Francis Sheehan joined the meeting and noted that answers to questions about the sewer main break will be discussed next week by the Town Board. (Tomorrow's work session meeting has been cancelled because of the passing of the Supervisor's mother.) Mr. Sheehan noted that it was decided that creating a new system going around the outside of the building was easier and would not compromise the structure. He pointed out that Mr. Morabito was only appointed DPW Commissioner four months ago and couldn't make a call before then. Mr. Sheehan said Mr. Morabito is a hard worker putting in 80 hours a week and when he was named DPW Commissioner, he wanted to look into this sewer break matter further. With the benefit of having all the sewage rerouted, it provided a better look inside the pipe. With the new cameras, he was able to put in probes and triangulate where the break actually was. Mr. Sheehan said he met today with the outside

engineers, Mr. Morabito and Garrett Duquesne and it appears it will be less expensive to go through the pipe that is under the building. They have resolved the secant pile issue (an underground retaining wall). The problem now is there is a nearby leaking water main. It is suspected that it is a Westchester County pipe, because Greenburgh puts chlorine in the water and the County does not. This leak may be undermining where the manhole collapsed.

QUESTIONS ABOUT PROPOSAL FOR FOUR CORNERS

Lorraine Cantori said she was a co-founder of the Greenburgh Action Alliance in 2019. She noted the group is currently looking into the proposal for rezoning the Four Corners area (Central Avenue & East Hartsdale Avenue). She said she met on Saturday with two members of the Alliance and they said there is a monthly committee meeting that only lasts about thirty minutes and the majority of people on the committee are not residents. She noted a lot of money has been spent on this initiative, and there are no plans. She said the Alliance is planning to ask that the petition to rezone be cancelled. She said she plans to meet with CD&C Commissioner Garrett Duquesne next Wednesday about this issue.

FERNCLIFF CEMETERY HAS NEW PLANS

Carol Wielk mentioned that about six years ago, Ferncliff Cemetery received approval to add a partial second floor on a mausoleum. She noted three weeks ago they pulled that application and have filed another one. She said they were set to change a 50+ year old pipe from 12 inches to 24 inches out to Secor Road, but it looks like that plan fell apart. She said she was told the new application is going to be in another water district, but Ferncliff will still be required to address the water runoff from their property. She said she is concerned because every time there is a heavy rain, water runs down from the Ferncliff property and floods her back yard.

NOISY HOT RODS ARE A CONCERN

Madelon O'Shea inquired if there has been any civic association meeting in Hilltop Farms since the new president was installed. Paul Colten responded that there was a meeting attended by Fairview Fire Department Chief Howard Reiss, Greenburgh Police Chief Kobie Powell and Greenburgh Supervisor Paul Feiner. Mr. Colten said he raised several issues with Chief Powell, especially about the noise from cars with no mufflers, but it appears the police lack enthusiasm to address the issue. Mr. Colten said while these cars may not be dangerous, they are disruptive to the lifestyle of area residents and devalue our expensive homes. Mrs. O'Shea agreed and noted she was at a restaurant on Central Avenue a while ago. She said the doors were open and you could hardly hear those talking at the table because of the noisy vehicles driving by. She said she heard the area between Mt. Joy Avenue and Yonkers has become a place for hot rods. She noted when she got home, she called the police. They took the information but nothing was done. Alicia Ford noted by the time she got home, the drivers were gone.

Mr. Colten noted Supervisor Paul Feiner has suggested noise cameras and he supports the idea. Mr. Colten said nothing will change unless there is enforcement. He said if there is a police crackdown, word will get out. If one gets a fine, points on the driver's license, and higher insurance rates, the problem will stop. He noted a couple of times each week he sees police cars at the Four Corners area during day time hours. But he noted the problem is at night. Lloyd Cort noted that school is out and youngsters with driver's licenses want to show everyone how fast they drive and how much noise they can make. Mrs. O'Shea said there is no enforcement with cars double-parked on East Hartsdale Avenue.

NEW PRESIDENT OF EICA

Ellen Foley reported that Kristina DiCarlo, a wonderful young resident, has been elected as the new President of the East Irvington Civic Association. Madelon O'Shea said that Ms. DiCarlo is her niece. All present at the meeting expressed joy that a member of the younger generation has been elected to serve as a civic leader and look forward to meeting Ms. DiCarlo at a future CGCA meeting. It was hoped that Mrs. Foley will continue to attend CGCA meetings too, since she has a wealth of historical knowledge about Greenburgh. Ella Preiser recommended that the CGCA obtain Ms. DiCarlo's email address and inform her about the CGCA website.

ELMWOOD PRESERVE CONSTRUCTION STILL ON HOLD

Mike Burdi said he continues to have concerns about when the former Elmwood Country Club property will be developed with 113 single family homes. He noted his home in Suburban Manor backs up to the Elmwood property. In May, the Planning Board granted Elmwood Preserve a 180-day extension (to October 30, 2026) on its final subdivision application. It is questionable whether all the contaminated soil on this former golf course property has been removed. It was noted state law requires much more clean up of contaminated soil on residential property.

TOWN BOARD MEMBERSHIP

Ellen Foley expressed concern that the law allows persons living in any of the Town's six incorporated villages to be elected to serve on the Greenburgh Town Board. Theoretically the entire five-member Town Board could be comprised of village residents. Mrs. Foley noted village residents serving on the Town Board can approve laws that they are not subject to. However, no resident of Unincorporated Greenburgh can serve on a village board. The issue is because state law requires villages to be part of a town.

It was noted that current Town Board member Joy Haber is a Village of Dobbs Ferry resident. Carol Wielk recalled when she first moved here years ago, Tony Veteran was the Town Supervisor and he was a Village of Tarrytown resident. Madelon O'Shea noted at that time there was also another village resident serving on the Town Board. Ms. Wielk said her main concern now is the influence that Edgemont would have if it were to become a village. She noted the Edgemont area represents about 25% of Town taxes and it could be devastating to the remainder of the residents to lose that portion of the tax base.

Thanks, Dora for updating the CGCA website (cgca.info).

Thanks, Shelly for arranging these ZOOM meetings.

Happy July 4th and Stay Cool and Hydrated.

Next Meeting. The next CGCA meeting is scheduled for Monday, July 27, 2026 at 7:30 PM.