COUNCIL OF GREENBURGH CIVIC ASSOCIATIONS
Minutes of Meeting – August 24, 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), Lucas Cioffi (Central Park Avenue), Paul Colten (Hilltop Farms), Lloyd Cort (Parkway Gardens), Ellen Foley (East Irvington), Major Fareed (Juniper Hill), Sharyn Lewis (Edgemont Community Council), Carol Sarcinella (Hartsdale Park), Maria Pecora and Bill Sullivan (Sprain Brook Parkway), 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 August 24, 2026 was $1,172.48.

CGCA Minutes. Francis Sheehan indicated concern about some comments in the July 27th Minutes. Because the Secretary had surgery today and is not available, changes will be made and the Minutes will be voted on at the September 28, 2026 meeting.

PROPOSED ZONING AMENDMENTS

Dorrine Livson mentioned that in the correspondence that CD&C Commissioner Garrett Duquesne sent regarding the proposed amendments to the Zoning Ordinance, he asked if the CGCA would like him to attend a meeting to explain the issues. Madelon O'Shea noted there are a lot of issues and members of the Planning Board and two former Chairs of the Planning Board have suggested that even more changes are needed. She said the proposed changes are not ready to go to the Town Board, and she does not want to read 400 pages and then have to read another 400 pages. A discussion took place and a vote was taken to invite Mr. Duquesne to the September CGCA meeting to discuss the amendments and the process. Mrs. O'Shea noted since future changes are likely, it may be necessary also to invite Mr. Duquesne to a future meeting regarding these additional proposed changes.

BACK DOOR PICKUP OF PAPER & COMMINGLED WASTE DISCUSSED.

Madelon O'Shea mentioned the discussion that was held during the Town Board work session (7/28/26) about possible backdoor pickup of paper and commingled waste for property owners who are disabled. Dorrine Livson noted that this afternoon she forwarded to everyone on the CGCA list, the seven-page form that Deputy Building Inspector Liz Gerrity had provided regarding backdoor pickup. Mrs. Livson noted this form is only for the current trash (garbage) backdoor pickup. She said there are still a lot of questions to be answered and details have not been resolved about extending this program to the pickup of paper and commingled waste.

Mrs. O'Shea said she spoke with Ms. Gerrity today who told her that the current legislation was adopted in 2009 and is outdated, including the annual fee of $300. Ms. Gerrity said the Town Board and the DPW are looking at the entire situation – the sanitation schedule, the number of trucks, what the cost to residents would be, whether there would be a waiver if income was below a certain level, etc. Mrs. O'Shea said she found the current 7-page form very intrusive and that previously there was only a one-page form. She did not believe residents should have to reveal their income to so many people in the DPW, Legal, and Assesssor departments, and the Town Board. She also did not see a reason to require an annual renewal request, and

noted that is not required for handicapped parking permits. She said many doctors charge for an office visit to fill out such a form, and the cost may not be covered by insurance.

Carol Wielk agreed the 7-page form was very comprehensive, but said the Town Attorney was concerned about consequences and looking to protect the Town. She noted it is important to demonstrate "need" when you offer a benefit to some, but not all in the Town. It was noted that seniors eligible for STAR or Enhanced STAR exemptions on school taxes must provide the Assessor's office with access to federal income tax returns annually.

Ellen Foley raised a question about the low annual fee of $300 for backdoor trash pickup. Mrs. Livson said that fee was set back in 2009. About 87 homes are part of this program. At the work session discussion it was noted only a few people are paying this low fee and they are not disabled. It is questionable whether the $300 fee for trash pickup would remain the same and what the fee would be if paper and commingled waste was included. Mrs. Livson noted Greenburgh provides wheeled containers for both trash and commingled recyclables, but none for paper waste. She said she had a wheeled container for paper, but it wound up down the street in pieces.. She noted some people don't want a wheeled container because they have a lot of cardboard boxes to dispose of. Technically, those boxes are supposed to be broken down for disposal, but there appears to be no enforcement and many boxes can be seen flying all over the place.

Ms. Wielk said we have excellent sanitation services in Greenburgh. She questioned if there are enough resources to expand the existing program or whether it would result in only one, rather than two, trash pickups a week. She noted that may not be sufficient for large families. All present agreed we have great sanitation service and a lot of garbage in the Town. All also agreed that paper is heavy and it is difficult to drag a heavy container of paper to the street on pickup day. Paul Colten said the Town has to be careful not to over-extend the ability of Sanitation staff. He mentioned safety concerns for employees who have to run up and down driveways to get the trash containers. Mrs. Foley noted the word "backdoor" is a euphemism and the containers could be anywhere on the property.

Mrs. O'Shea said Ms. Gerrity told her that most other communities don't provide backdoor pickup. Scarsdale does. She noted many northern Westchester municipalities have private carters.

DROP-OFF SITE FOR UNWANTED ITEMS – A SUCCESS

Madelon O'Shea mentioned that last Saturday residents were allowed to bring unwanted items to the Town's DPW garage on Sprain Road. Supervisor Paul Feiner put out notice that the event was very successful and residents have asked if the Town would permit this perhaps once a month. Dorrine Livson noted that the City of White Plains has a drop-off center on Gedney Way where residents can bring unwanted usable items. Other White Plains residents can take these items for free. This makes usable items available to those who need them and saves the City the cost of disposing of them. Greenburgh is now looking into locating such a center. Ellen Foley noted a while ago there was a proposal for a drop-off site for certain items on Taxter Road where the bridge goes over the Thruway, but that proposal was never pursued.

STUDENT PROPOSES LEGISLATION TO ALLOW FLYING DRONES

Dorrine Livson mentioned that at the August 4th Town Board work session, a young man from Edgemont High School presented legislation he had written that would allow civilians to fly drones around Greenburgh. She noted this young man designs and builds drones that he flies. She said the Parks & Recreation Advisory

Board discussed this issue a while ago and was opposed to the idea. She said she spoke with Parks & Rec Commissioner Joe Lucasey last week and he didn't think it was a good idea to allow kids to fly drones that they made. Carol Wielk commented there would be a need to find out where they got the drone, whether it was inspected, and where it could fly. Sharyn Lewis asked if there are any Town regulations. Currently there is nothing in the Town Code concerning drones. Lloyd Cort noted that the Parks & Rec regulations were written decades ago and need to be updated. Madelon O'Shea said she has a family member who flies drones and he had to take lessons and then obtain a license from the FAA and insurance. She noted there may be a difference between a kid's drone which doesn't fly very high and a business drone, but mentioned the proximity to the Westchester County Airport. Ms. Lewis commented that local real estate agents regularly use drones to obtain pictures of homes for sale. Ms. Wielk noted that even a kid's drone could cause damage or injure someone. She asked if the Town Board was considering adopting this legislation. It was noted that during the work session, Town Board member Joy Haber raised concerns about privacy if a drone was allowed to fly over a neighbor's back yard. Otherwise, the Board praised the young man for his effort and he acknowledged that additional rewriting of the proposed law would be necessary. Mrs. Livson said she will raise this issue at the next Parks & Rec meeting.

TOWN FINALLY ADDRESSES FLOODING ISSUES IN FULTON PARK

Tom Bock reported on the progress the Town has made in addressing flooding in the Fulton Park area. He noted DPW Commissioner Frank Morabito had employees pour gravel to create an entrance to allow a backhoe to enter to scoop out debris from the Manhattan Brook. Mr. Bock said dead trees and other debris have been removed and to some degree the area on the east side of the bridge facing the Bronx River was widened. He noted the landlord from the 10 County Center Road office building participated, taking down trees and creating a berm to block the water from entering their parking lot. Mr. Bock expressed appreciation for the hours that Town Council members Francis Sheehan and Gina Jackson spent overseeing the operations on July 28, clearing the debris under the waterway, allowing the water to flow freely. Mr. Bock said he doesn't know if this work will solve the problems; but it is the first time he has seen this kind of effort, and he and his neighbors are extremely grateful. He noted the storm a couple of days ago was not as bad as the one a week ago. He said a great deal of rainwater flowed down Old Kensico Road into storm drains toward the river but, thankfully, not into their backyards or basements.

Mr. Bock said DPW Commissioner Frank Morabito was requiring more than just debris removal. Town employees have been working in the area almost every day. A fence blocks off the area. The pump is still there but it is not clear whether there are still plans to use it. Mr. Bock noted the design where the brook goes under Old Kensico Road bridge is similar in other locations, and he hopes Gibson Avenue and other areas with flooding problems have also been addressed. Lloyd Cort said he drives in the Fulton Park area regularly and still sees items people put out to the curb for pickup which were damaged by flooded basements.

Mr. Bock noted that at some point the Town cleaned out storm drains next to the river, but they also had to rebuild some of them that weren't functioning because the insides had collapsed. He mentioned that when he sits at the traffic light facing east on Route 119 to make a left turn on to Old Kensico Road, he notices weeds are growing out of the storm drains. He said he has asked Supervisor Paul Feiner to get the state to do its duty and clean these drains along this state road.

Mr. Bock noted after the storm in July, a neighbor called Channel 12 News and a reporter interviewed him. Supervisor Feiner wants the same reporter to do a follow-up story and for Mr. Bock to tell the reporter what a good job the Town has done responding to residents' needs. Mr. Bock again repeated that he is very appreciative of the fact that Council members Francis Sheehan and Gina Jackson stayed all the while work was being done.

Carol Wielk commented that in heavy rain storms, her property and Jean Lane normally get flooded from water draining off the Ferncliff Cemetery property. She noted a day or two before the last storm she saw trucks checking the drains and storm sewers in the area. Dorrine Livson mentioned that two of her neighbors on Windom Street have a brook that runs through their property. The brook runs from Dobbs Ferry Road all the way down to Route 9A. One neighbor told Mrs. Livson her insurance company dropped her because she had $40,000 worth of damage to her home from flooding in the last three years. Mrs. Livson said multiple times she has asked the Town to come and clean out area drains. She said former DPW Commissioner Rich Fon fixed the Worthington Road collapse between Biltom Road and 9A. Her advice to everyone is to make a pest of yourself, sending copies of bills, pictures, etc.

Councilman Francis Sheehan joined the meeting and noted Mr. Bock and his Fulton Park neighbors have been making sure the Town was aware of the problems. Mr. Sheehan said the reason that he and Ms. Jackson stayed for hours and didn't leave is because they were concerned others might leave. He credited Ms. Jackson with getting the work done, and noted while Town Sanitation employees were cleaning out the site, she approached the Westchester County people who were there and told them how important it was for the County to get their emergency contractor out there, too. The County's emergency contractors were supposed to come within the hour, but hours went by and it was starting to get dark when the County's emergency contractors finally showed up. Because it was raining, they would not go down into the water because they feared they could be washed down the river if a sudden storm developed. He said he and Ms. Jackson asked Mr. Morabito to allow Town employees to go down and remove the debris, and to get them out if the weather got bad. Mr. Sheehan said he wanted to document what was taking place so he stood on a fence among poison ivy and taped the proceedings. He noted Town employees did a magnificent job and got two of the openings cleared. The third opening was so solid with silt that it couldn't be done that day. He said the County employees knew what they were doing and were able to clear the third opening a week later. All the stuff freed up were either pulled out or went down the river and did not block any other bridges.

Mr. Sheehan noted that now there are cameras focused on areas where blockages occurred, so it is no longer necessary to drive around Town to monitor water levels.

UPDATE ON EAST HARTSDALE AVENUE SEWER LINE BREAK

Madelon O'Shea asked if there was any new information regarding the East Hartsdale Avenue sewer line break. Lloyd Cort noted there are still concerns being raised by some about whether the needed repairs require only one contractor and whether work will need to go out to bid. Carol Wielk noted going out to bid for another contract would take time and be a problem for the many people living there who are breathing the sewage when the pumps break down. Councilman Francis Sheehan joined the meeting and emphasized this is not a no-bid contract. He noted the CGCA July 27th Minutes appeared to indicate that those present at the meeting concluded it was a no-bid contract.

Mr. Sheehan noted the Construction Industry Council (CIC) filed a lawsuit seeking an injunction against the Town claiming it was a no-bid job. The judge struck down that claim after Town Attorney Joe Danko argued in court that residents are smelling sewage because the pumps keep failing. The CIC then filed an emergency appeal and Mr. Danko went to Brooklyn to explain the issue. Before he even returned from Brooklyn, the appellate court ruled there would be no stay. Mr. Sheehan noted a few days ago the Town received a stipulation that the lawsuit was withdrawn. He noted lawsuits are generally pulled when there is little or no chance of success.

Mr. Sheehan said Con Edison rerouted a gas pipe and there is no problem rerouting the water pipes. The only thing holding up the process now is Verizon overhead fiberoptic line that prevents the construction equipment onto the site. He noted they are also awaiting delivery of the secant metal rods that must go into the ground as deep as the building is high – seven stories. This will be done by drilling so the residents will not be disturbed by the sounds of hammering them into the ground. How long the process takes depends on what they hit. They do not want to compromise the building. He said creating the secant piles retaining wall will cost $2,225.00 an hour, or about $3 million. That is most of the $5,165,000 cost of the job. He said part of the reason it is so expensive is because it is a very complicated project. He noted there are an unbelievable number of utilities underground right in front of the building. The utility companies don't know what some of them are for or whether they may have been abandoned. Until they can prove they are not needed they do not want to cut or remove them.

Mr. Sheehan said another issue that was raised is why is the Town using Morano Brothers if they are the ones that have to keep fixing the pumps that they put in. Mr. Sheehan said that is not true. The Town contracted with United Rental for the pumps and piping. He said you can't blame Morano Brothers for the pumps failing because they are not their pumps. He said you can't blame United Rental either because the temporary pumps weren't designed to run for two years. When they fail, Morano Brothers, which is the Town's emergency contractor, because they won the competitive bid, replaces them with United Rental pumps.

SITE VISITS SHOULD BE REQUIRED

Madelon O'Shea recalled that in the olden days, many if not all members of the Planning Board and the Zoning Board of Appeals made site visits to the properties with applications on their agendas. She doesn't remember whether the site visits were required but she personally chauffeured some board members to these sites. She said based on comments made during some recent board meetings she has watched, that no longer appears to be the case. As chair of a land use board (H&LPB) that regularly makes site visits, she believes it is important that board members thoroughly understand the decisions they are being asked to make. She suggested that the Town could address this issue by adding a provision to the Zoning Ordinance requiring site visits by Board members.

SNOW REMOVAL ENFORCEMENT

Lucas Cioffi reported that under the existing Town Code, property owners are required to remove snow, ice or any debris from the adjacent sidewalks within 24 hours. If the property owner fails to do so, the Town may remove such debris and bill the property owner. An unpaid bill can result in a lien on the property. He noted last winter there were major problems on Central Avenue where business owners did not remove the snow. In particular, he noted the new car dealership adjacent to Dromore Road which did not remove the snow for more than five weeks, forcing students going to school and those wishing to get to the bus stop to

walk in the street. He agreed some storms this past winter left snow piles that were very difficult or impossible to remove with a snow shovel and that the problem got worse as the piles became icy. He said he does not want to be punitive and he would like the CGCA to discuss at a future meeting what is fair and right in dealing with businesses.

Madelon O'Shea mentioned that a number of properties, both business and residential, have changed hands over the years. She suggested that the new owners or renters may not be aware of the Code requirements. She also noted the sidewalks that are on the side lot line of corner properties usually don't get cleared until the last minute. She recommended that a notice about required snow removal could be included in the water bills sent out this fall. Mr. Cioffi said that was an interesting suggestion.

Ellen Foley expressed concerns for the residents of Taxter Road and those in other areas who will have a new sidewalk placed on their property for the first time. She noted while nearby residents may use and enjoy these sidewalks, the adjacent property owners will be at a disadvantage – forced to remove snow and other debris and be responsible for maintenance and possibly even a lawsuit if someone falls and gets hurt on the sidewalk. Mr. Cioffi said after a decision is made regarding businesses, the CGCA could address rules for residential owners. Mrs. Foley said she thinks residential property should be considered first because businesses have more resources than homeowners. Carol Wielk agreed. Dorrine Livson noted this is not just a Central Avenue issue, but one faced all over Greenburgh. She noted she hires someone to shovel her driveway, but if more snow falls and the Town's plow comes again, she has to get the guy back to shovel at an additional cost. Mrs. Foley agreed that the Town does a good job of plowing but said it is unfair that the Town pushes the snow onto driveways and sidewalks and then says it's the property owners' problem. She noted while the CGCA can discuss this, it is up to the Town Board to determine how the issue will be resolved.

Tom Bock questioned whether there are any provisions requiring the Town to remove snow after a storm. He noted that in Elmsford, village employees remove snow and cart it away, from Main Street first. He said that makes it easier for business owners to create openings and not just pile snow onto a bigger pile. He noted there was so much snow, and there was no place to put it. He asked Town Councilman Francis Sheehan if it was possible for the Town to remove snow, not from every street, but at least from the main arteries. Sharyn Lewis mentioned the Town does a decent job of plowing the snow to get roads open, schools open and people back to their jobs. However, she agreed with Mr. Bock that the problem was there was so much snow and no place to put it, leaving mountains of snow on corners in Edgemont that created visibility issues. She said the problem is post-snow plowing. She noted it doesn't seem fair to punish owners – residents or businesses – for not being able to clear these mounds of heavy icy snow, but it also is not fair that people can't use the sidewalks.

Mrs. O'Shea mentioned that back in the 80s and 90s, the Old Edgemont Association paid Bock Engineering to plow the sidewalk on Ardsley Road so commuters could walk to the train station. She also noted Scarsdale clears its sidewalks, but the municipality is much smaller and there are few, if any, sidewalks on residential streets. Ms. Lewis noted there have been discussions about creating sidewalk districts. Mrs. Foley repeated that the Town decided to put a sidewalk at a certain location and the Town is responsible for plowing mounds of snow on that sidewalk. She doesn't think it's fair, that the Town can then walk away and say the sidewalk is now the responsibility of the property owner.

Mrs. O'Shea suggested that Mr. Cioffi should get a group together to hash out a possible creative solution that could be implemented before a possible early snowstorm, and the group should meet with the Town Board at a work session to discuss this issue. She noted the code was written quite a while ago and needs to be improved. Mr. Cioffi reminded that the Town already has a solution but questioned whether it is still relevant. He said he is looking for a solution that is both fair and enforceable and would like to discuss enforcement at the September CGCA meeting.

Mike Burdi pointed out that it not just "climate change" but that we as human beings have created the problem of snow removal by creating sidewalks in residential communities. He noted he grew up in the Bronx and there were more frequent and heavier snowstorms during those years, but things were managed differently. He said every foot of sidewalks that the Town installs becomes a burden for the residents. He noted that when Channel 12 News got involved this past winter, the state came with bulldozers, plows and removed some of the huge piles. Lloyd Cort agreed it is time for a well thought out plan. The need for property owners with new sidewalks to get liability insurance must be investigated.

Councilman Francis Sheehan joined the conversation and Mr. Cioffi asked him why the Town plows some sidewalks but not others. Mr. Sheehan noted Supervisor Paul Feiner wants to add Taxter Road to the list of streets where the Town clears sidewalks. Mrs. Foley asked how those roads were chosen. Mr. Sheehan responded that board members are taking a comprehensive look at the list of streets the Town clears which includes ones in Hartsdale, but none in Fairview. He said he remembers when Columbia Avenue was added because nobody wanted a sidewalk there but there were hazards that needed to be addressed. He noted Ardsley Road was added because the persons who would be responsible for shoveling it didn't have access from their property because it's a thru lot. He said none of this is cheap. He said the Town already has a list of heavily used roads. He noted the snow piles would not be as high on a road that is only 26-feet wide, but they could be a problem on wider roads. Mr. Cioffi asked if it would be possible to have a district based on road width. Mr. Sheehan replied it is about money and also the need to find a place to put the snow.

Mr. Cioffi pointed out that the Town Code currently states that the property owner has 24 hours to remove the snow and if it is not removed, the Town can remove it and bill the property owner (apparently a business). Mr. Sheehan said he thinks that provision needs to be modified. He noted someone could have cleared the property completely and then left to tend to an elderly parent, but more snow fell and the plow pushed more snow on the property. Mike Burdi asked if there is a monetary fine, would it be possible to include an assessment scale with measurements of the property's size regarding the cost. Mr. Sheehan said there are too many variables and different types of sidewalks – some cobblestone, some red brick, some cement, some macadam. All of them present challenges. He said there are specialized snowplowers for sidewalks, but they are very expensive. He noted it would mean an employee had to get the equipment and take it to defined areas, but then where do they put the snow? Mr. Burdi asked about putting the snow at parks which aren't used during the winter months. It was noted this too costs money for an employee to get a truck, load it and drive it there. Mr. Sheehan said the problem this past winter was the heavy snow and especially ice accumulations which made it almost impossible for homeowners to remove, even those with great equipment. Mr. Sheehan said there is a plow that does the street with a little plow that reaches out to do the sidewalk at the same time. But he noted you have to have very uniform sidewalks and no parking on the streets – day or night.

Ellen Foley asked about sidewalk districts and noted it could be very expensive for property owners. Mr. Sheehan said in order to create a sidewalk district there would have to be a referendum. Based on research, he said it doesn't appear that the State would allow one unified sidewalk district in the whole Town. He thinks it would be a "heavy lift" to get voters to approve paying more taxes for the Town to be responsible for sidewalks in their individual areas. He said the expense would include the need for more employees and equipment and also a place to put the snow.

Mr. Sheehan noted the biggest issue is that everyone should be treated the same. All thanked Mr. Sheehan for his input and agreed to discuss this issue at the September CGCA meeting.

WILD LIFE PLENTIFUL

Mike Burdi mentioned the increasing numbers of wildlife in the area. He said he lives in Suburban Manor which abuts the former Elmwood Country Club property. He noted the property has been vacant for years and has become a habitat for dens of coyotes, foxes, bobcats, deer, etc. He said things are getting out of control. He mentioned seeing eight wild turkeys every day. He said a neighbor suggested reaching out to the NYS Department of Environmental Conservation. Carol Wielk said she recently had an apparent sick coyote in her back yard. She called the police and they told her to call animal control. Madelon O'Shea noted coyotes and other animals can attack small dogs and may cause damage or death.

SAFETY ISSUES TO BE DISCUSSED

Dorrine Livson mentioned an email she received from Jason Muldoon (Hartsdale Neighbors) who is concerned about safety issues at the carnival planned at Presser Park on Labor Day. He noted that three police officers were injured when a group of teenagers started a riot at a carnival celebrating Kiwanis Day in Tuckahoe earlier this year. Councilman Francis Sheehan said the Town Board would discuss this issue tomorrow during an Executive Session because they don't want to reveal security protocols.

Contract for Henry Street Sidewalk to be Awarded. It was noted the Town Board has scheduled a special meeting for tomorrow night (8/25/26) at 8:30 PM to award a bid to a contractor for a new sidewalk to be installed on Henry Street. This sidewalk is used by students who walk to Seely Place School. Madelon O'Shea commented that the current sidewalk has stairs and is not handicapped accessible.

Overnight Parking Discussion at next CGCA meeting. Dorrine Livson noted there was another issue for discussion on the agenda – overnight parking. Madelon O'Shea asked that it be put over until next month.

Special "Thank You's." To **Shelly Livson** for arranging these Zoom meetings and proof-reading these Minutes. To **Dorrine Livson** for providing information and updates to all on the CGCA membership list. To **Dora Ashley** for maintaining the CGCA website.

Next CGCA Meeting. Monday, September 28, 2026 at 7:30 PM.