

# **COUNCIL OF GREENBURGH CIVIC ASSOCIATIONS**

## **Minutes of Meeting – Monday, December 8, 2025**

This Zoom-enabled meeting began at 7:30 PM. The meeting was chaired by CGCA Treasurer Dorrine Livson (Worthington-Woodlands). In attendance were: Alex Anzer (Hunter Lane), Mike Burdi (Suburban Manor), Evelyne Cantave (Beaver Hill), Paul Colten (Hilltop Farms), Lloyd Cort (Parkway Gardens), Alicia Ford (Parkway Homes), Maria Pecora and Bill Sullivan (Sprain Brook Parkway), Ella Preiser (Beaver Hill), and Dylan Pyne (Edgemont Community Council). Also joining the meeting was Greenburgh Town Councilman Francis Sheehan.

Minutes of the October 27, 2025 CGCA Meeting were approved as written. The approved Minutes will be posted on the CGCA website ([cgca.info](http://cgca.info)).

### **COSTS OF CGCA DUES DISCUSSED**

Treasurer Dorrine Livson reported that the balance in the CGCA checking account, as of November 30, 2025, remained the same at \$744.31. She noted it is time to collect dues again and questioned whether the CGCA should consider raising the dues from the current cost of \$25.00 for two years. She said “our accountant” [Shelly Livson] said the CGCA has approximately \$700 going out every two years but doesn’t receive that much. Mrs. Livson suggested we could also consider eliminating the CGCA website which costs almost \$400 for two years. She said the website received 905 “hits” last year - between 35 and 131 a month, (averaging 70+ visits a month). She noted she gets five to ten visits each month from website designers that want to redo the website.

Maria Pecora questioned whether there was a possibility to share a website with other civic groups. It was unknown whether there are any other groups with websites, except the Edgemont Community Council. Dylan Pyne inquired about the percentage of the costs of CGCA dues in relation to dues civic associations collect. Mrs. Livson said she does not collect any dues from the 100 members in her civic group since everything is done by email. Alicia Ford also noted that she pays the CGCA dues out of her own pocket and would have no problem if the dues were increased to \$35 or \$40 for two years. She noted \$25 has been the cost for many years.

Alex Anzer said he felt it was important to keep the website and noted that is how he learned about the CGCA. Paul Colten said he had never visited the CGCA website. He did a Google search which indicates the Council of Greenburgh Civic Association in Fairview, New York which meets at the TDYCC is “permanently closed.” He suggested we might want to see about changing what is posted on Google. Mr. Colten agreed that it is important that the CGCA have a web “presence” as that legitimizes the association, whether or not it receives a lot of views. He said residents could also consider making individual contributions to the CGCA. Ms. Ford agreed.

All present agreed it was important to continue holding meetings via Zoom which costs about \$270 for two years. Mrs. Livson said that she will send out a survey to all on the CGCA email list. The costs for the 2026-2027 dues will be determined, based on the results of that survey.

### **PLANNING BOARD VACANCIES**

Dorrine Livson mentioned the information posted on the Town’s website and in a recent letter to civic leaders from CD&C Commissioner Garrett Duquesne about vacancies on the Town’s Planning Board. She asked Dylan Pyne, who was recently appointed as Chair of the Planning Board, to address the issue. Mr. Pyne noted there has been quite a bit of turnover during the last eighteen months. He said currently there are two vacant positions on the seven member Planning Board, and the Town Board is considering increasing the number of “alternate” members on the Planning Board from one to two. [An “alternate” member can only vote on applications if a regular member is absent or recused.] Mr. Pyne mentioned the need for geographical and professional diversity on the Board. He noted right now there are representatives from Edgemont, West Hartsdale, and Central Greenburgh, but currently no members from Fairview, downtown Hartsdale, or the areas north of Elmsford. He

also noted there is currently no engineer or architect on the Board. He encouraged community-minded individuals, committed to making Greenburgh the best possible place to live, to get involved.

Mrs. Livson mentioned that two years ago a couple of people from her area were interviewed but the Town Board was not interested because one of them had a real estate background and there was already a person on the Board with a real estate background [that person is no longer on the Board]. The second person was not accepted because she had only five years of residency in the Town. Mrs. Livson said she will reach out to these two residents to see if they might still be interested in being appointed. She encouraged others to review the emailed letter from Mr. Duquesne and reach out to their neighbors living in Unincorporated Greenburgh. She noted only Unincorporated residents will be considered. She said post office address or school district is not the issue, and the best way to determine if you live in the Unincorporated area is that you don't pay village property taxes.

Mr. Pyne pointed out the Planning Board meets twice a month - on the first and third Wednesdays, and meetings generally are held between 7:00 and 10:00 p.m. in Town Hall. The next meeting is scheduled for January 7, 2026. He said several hours of reading are necessary regarding applications. Mrs. Livson recommended that Planning Board members should also be required to make site visits.

### **2026 TOWN BUDGET DISCUSSED**

Dorrine Livson asked if anyone wished to comment on today's special Town Board work session regarding the proposed 2026 Town Budget. No one present at the meeting had the opportunity to watch today's work session. Councilman Francis Sheehan mentioned that he was very disturbed to learn the operating budgets adopted during the past several years provided inaccurate information. He said each year budgets indicated the Town was "reserving" funding - \$7 million, \$12.5 million, \$12.5 million and \$7.5 million - for a much needed "court house." Even though each year's operating budget said this money was "Reserved for Court House," the money was actually moved to the "fund balance" line and used to pay for other things and to keep any tax increase low. He said it would be very hard to track this as the following year budgets did not indicate what was accumulated but only what was being appropriated for that year.

Mr. Sheehan said the Town Comptroller has stated that she plans to follow accounting principles and not do anything to impugn her reputation. She noted it would be inappropriate to place more money in the budget for the Court House going forward since taxpayers were informed that \$39 million had been "reserved" for that purpose. Mr. Sheehan said \$32 million of that money was moved to the fund balance line and used for other expenses. Only \$7.4 million remains "Reserved for Court House" because of new rules adopted in 2023.

Mr. Sheehan noted the budgets made it appear the Town was in better shape than it actually was. He said it was not sustainable to have 0% tax increases while approved union contracts and other items increased costs. He noted the Comptroller said she is looking at a tax rate increase of 17%. Supervisor Paul Feiner told her she has to stay at her desk until she gets the increase below 3%. To realize that would mean drawing even more of the fund balance. At a recent work session. Supervisor Paul Feiner said he is the Town's Chief Financial Officer and the tentative budget is his budget. He tells the Comptroller what he wants in it and he expects her to follow his directive. Mr. Sheehan said right now the Comptroller is running numbers for a 4% tax increase, but that would mean in three years, there would have to be a 10.5% increase and then another 10% increase.

Mrs. Livson asked how much it will cost to do a new court house. Mr. Sheehan responded that the Town is looking into that and the best way is also to do the police station where it currently exists. However, he noted it gets complicated because the court house is an "A" budget item (Town Entire). While some police functions, such as Advanced Life Support, are "A" budget items, most of the police costs are in the "B" budget. He noted if the Town had \$39 million in reserve, we would be in good shape and only need a small bond. However, with only \$7.4 million in reserve in the "A" fund, it will be a heavy lift.

Mr. Sheehan noted this issue came to light a couple of years ago when a \$1,350 “luxury” bus, with TVs and bathrooms, was rented to take interns from Town Hall to Regeneron (a couple of miles away). Lloyd Cort said he was told the money for that bus was given by Regeneron. Mr. Sheehan assured Mr. Cort that was not true. Mr. Sheehan added that when questions were raised where this money came from, Council members learned there was a “Trust & Agency” account that had no regulations - what he called a “slush fund.” That really opened his eyes and he started digging to find more concerns. He noted now when money comes in but isn’t spent for the given purpose, the money sits in a locked box and cannot be spent unless the Town Board adopts a resolution to spend the money for a different purpose. He said the Town is looking for more accountability and is having a forensic audit done to see what other issues may need to be addressed.

Mike Burdi said he noticed the former Michael & Sons landscaping property adjacent to the Police Station was being used by Greenburgh vehicles. He noted when he mentioned this to Supervisor Feiner, he said he was not aware of this. Mr. Sheehan said the Town is renting the property on a month to month basis to park vehicles because it is necessary to redo the wall that is falling down, which separates Riley Pond from the police parking lot. Mr. Cort asked who is responsible for the repairs. Mr. Sheehan responded Riley Pond is Town property so the Town must pay. He noted the issue was discussed at a work session.

Mr. Sheehan said he was surprised at the recent Town Board Public Hearing on the budget, that almost all residents who spoke about this \$100+ million budget, only expressed concern about the \$15,000 item for the “Community Center Without Walls.” He noted at the Public Hearing this Wednesday (12/10/25) on the budget there will be “slip sheets” indicating salary increases for certain people and the Supervisor will point out that the Building Inspector will be making \$230,000, which is more than Mr. Feiner earns. Mr. Sheehan said the salary for Building Inspector Frank Morabito is a real bargain because he also serves as a Deputy DPW Commissioner, a position which would cost the Town another \$175,000 plus benefits. Mr. Sheehan noted that Mr. Morabito has saved the Town millions of dollars. One example is that he inspected a number of vehicles and found nothing wrong with some and pulled them off the auction block and also off the sheet for replacing them. Mr. Sheehan said the Town is still using some of these vehicles two years later. Mr. Morabito also noted that some vehicles ready to be auctioned had brand new tires and other new equipment and required that this equipment be stripped and used on existing vehicles. He also found vehicles sitting idle when replacements were purchased. He had the license plates returned and insurance cancelled while the Town was waiting to auction them

### **COLLECTION OF “FOOD SCRAPS” QUESTIONED**

Dorrine Livson questioned whether the Town is planning to go ahead with plans to collect food scraps. Alicia Ford noted the Town sent out a survey to determine how many people were interested. Councilman Francis Sheehan said he didn’t know how many replied to the survey. Mrs. Livson suggested instead of purchasing a truck and hiring someone to drive it, the Town should consider increasing the number of places where residents could drop off food scraps. She noted at present there are only two places - Town Hall and AFV Town Park. She suggested perhaps the three paid fire districts and the TDYCC and other property owners could donate space. All agreed additional drop-off sites was a good idea that should be investigated. It was noted plans also suggested collecting food scraps in the Villages. Mr. Sheehan noted there would be potential issues since the Villages have their own Sanitation Departments.

Mike Burdi recalled discussions that an additional sanitation truck might cost \$500,000 and suggested the Town might be able to modify an existing truck. He also noted Lloyd Cort had brought up the concern about “wild life” if food scraps were stored on residents’ properties. Mrs. Livson also asked whether the Town would have to purchase additional trash cans and what it would cost residents for biodegradable bags and where to keep food scraps on their properties. Mr. Sheehan noted he bought a large box of biodegradable bags and many biodegraded in the box and were totally useless. He said if the Town was flush with money, collecting food scraps sounds like a good idea, however, the Board has decided right now, we can’t afford it. It was suggested that anyone with any

ideas could forward an email to Mr. Sheehan at [fsheehan@greenburghny.gov](mailto:fsheehan@greenburghny.gov). [Note: the Town is changing its web address to “dot gov” instead of “dot com,” but messages will still be received at .com.]

### **ZBA TO HEAR PRIMROSE AVENUE DRIVEWAY CASES**

It was noted that the ZBA has not released the Agenda for its December 18, 2025 meeting. Paul Colten reported that two of his neighbors have posted yard signs and there was legal notice in *The Journal News* that their cases will be heard at the December meeting, but so far he has not been informed whether his case for a driveway variance will be heard. It was agreed his case will likely be on the December Agenda since the ZBA wanted to hear all three cases regarding variances for existing driveways on Primrose Avenue at the same meeting. That is why Mr. Colten’s case was adjourned at the October ZBA meeting.

### **BEWARE OF MULTIPLE SCAMS**

Mike Burdi reported his bank, Capital One, notified customers how to protect their wallet from scams. One type of scams is if someone calls, claiming to be your bank and says that your credit card has been compromised and they are sending a courier to your house to pick up the card to address the issue. Once the person has your card, items will be charged to it. Mr. Burdi said the bank will never send someone to pick up your card. Alicia Ford said her bank said it will not text you or call you. Dorrine Livson noted she received a call from Chase Bank that someone tried to cash a check. She called her branch and they confirmed that someone walked into the bank with one of her checks and tried to cash it. Ms. Ford said she got scammed but they didn’t get any money. She said someone from Chase Bank called her. While she was on this lengthy phone call another call came in and she asked the “Chase” caller to hold on a minute. They hung up. She tried calling back but discovered it wasn’t the right number so she rushed over to her branch. While she was sitting with the teller, the thief was trying to make sales at Walmart in Atlanta, move money from both her checking and savings account, and open a Cash APP account. Fortunately, they were stopped and she was able to open new accounts.

Mrs. Livson said she received a phone call from someone saying it was her granddaughter and it really sounded like her, but Mrs. Livson became suspicious. She asked the name of her dog, and the caller hung up. Paul Colten said he recently learned that with AI technology, someone can clone the sound of your voice from your phone recording saying “I’m not home, please leave a message.” He recommended using the default message on your phone. Mr. Burdi noted if you answer the phone and say “yes” to a question, the scammers can trick you.

Mr. Burdi mentioned charity scams through phone calls and emails, with callers pretending to be a real organization and presenting stories tugging on your heart strings and wallet asking for donations. He noted if you agree to a donation, the caller can alter the “donation” by hundreds or thousands of dollars. He urged using the organization’s website to verify before giving, and always double check the amount on the checkout screen if you do donate.

Mr. Burdi noted during this holiday shopping season, there are a number of fake websites or social media ads, offering special deals on popular items and impersonating legitimate businesses. He noted some use a fake check out process which can lead to buyers losing money or realizing identity theft. Paul Colten agreed and recalled a flood of scam ads on Facebook last year for fake sneakers. These very elaborate websites listed all models of sneakers at special prices. He believes they were just harvesting credit card information.

Mr. Burdi also said your phone may announce “Westchester” is calling. If you pick up, an AI voice says: “Hi this is Rebecca. I’m calling to let you know that Medicare has approved a back brace.” He said if you didn’t request it, just hang up. The caller is just trying to get information from you. Mr. Burdi also advised that you ignore any calls from Con Edison or Verizon urging that you can pay any arrears by sending a gift card.

Mr. Burdi said the answer is “Educate, Educate, Educate!” All present agreed there are many scams and people have lost millions of dollars. It is important to inform and make people aware.

## **STATE INCREASES PROPERTY TAX EXEMPTION FOR SENIORS**

Marie Pecora reported that on December 6, 2025, NYS Governor Kathy Hochul signed a law increasing the percentage of assessed evaluation exempt from property taxes on homes of senior citizens (age 65 and older) from 50% to 65%. The Town adopted legislation previously at the 50% exemption. The amount of the exemption is based on the annual income of a senior, on a sliding scale in increments around \$10,000. Currently the income limitation is \$58,400, and some income that may not be taxable on federal and state income tax returns must be counted. Ms. Pecora said she spoke to Supervisor Paul Feiner about this law and he said he will speak with Town Assessor Edye McCarthy and Town Attorney Joe Danko and put this issue on a Town Board agenda. Dorrine Livson said the new exemption must be adopted by Greenburgh and applies only to town, county and sewer taxes, not school taxes or fire district taxes. She noted the homeowner must apply for the exemption every year and there is a lengthy list of eligibility documents required. Ms. Pecora noted some Towns allow you to reduce income for medical expenses, but Greenburgh and some other municipalities do not.

## **“SNOW PARKING” RESTRICTIONS NOT BEING ENFORCED**

Effective December 1 to March 15 “snow parking laws” require vehicles to be off of public streets from 1:00 a.m. to 6:00 a.m. unless the vehicle has a hardship exemption. [Note: there are some special provisions for East Hartsdale Avenue, metered spaces on Columbia Avenue, and spaces on Fieldstone Drive, Pinewood Road and Rockledge Road.] During a snow event, all vehicles must be off all Town streets. Dorrine Livson noted no signs have been posted in her area and last year she had to request the signs from DPW. Both Maria Pecora and Alicia Ford said there are permanent signs posted in their neighborhoods. Councilman Francis Sheehan said residents should email DPW ([rfon@greenburghny.gov](mailto:rfon@greenburghny.gov)) to request temporary signs in particular locations. Mike Burdi said an electronic sign could be used temporarily. Mr. Sheehan noted the Supervisor wants too much information posted on electronic signs and the Town is concerned drivers could cause an accident when trying to read all of the information

Ms. Pecora inquired when “snow parking” enforcement will start and noted it is supposed to be enforced from December 1<sup>st</sup>, not just when there is a snow storm. Mr. Sheehan noted the police officers who patrol the Town know the owners of many vehicles and generally give a grace period. He also noted a resident might not know if the owner has received a hardship exemption. Mrs. Livson said the illegally parked cars in her neighborhood belong to kids and should get tickets. Lloyd Cort said he has brought this issue up multiple times at Police/Community Advisory Commission meetings. He noted if there is no snow and nothing is infringing on DPW’s effort to clear the streets, there is no reason to write tickets, and police officers are generally busy attending to other more important issues during their night patrols - e.g., an accident or a robbery.

Mike Burdi suggested notices about the parking restrictions could be provided to schools to be sent home with students or left at religious institutions or other places where people congregate. He said when there is a storm, the plow drivers could notify their dispatcher of the location and license plate numbers of illegally parked vehicles so the vehicles could be ticketed or towed. It was noted DPW cannot issue tickets. Mr. Burdi noted the police could be informed. Ms. Ford questioned whether the snow plow driver is going to stop and write down license plate numbers in the midst of plowing the streets.

Mr. Cort noted in years past when a TV set, mattress, plastic bag or other object was sitting at the curb for a period of time, he would notify DPW, which had stickers they would place on the object. The stickers contained information on how to properly dispose of the item. He suggested the Police could have rolls of tickets to place on cars illegally parked that would educate the driver about the Town’s law. Mrs. Livson suggested the warning notice or ticket could be placed under the windshield wiper.

Paul Colten noted some streets in Town have so many parked vehicles, the street is barely passable - South Washington Avenue being one example. He questioned whether cars with a handicapped special permit had identifiable tickets on them. He noted some identification is required by parking authorities. Mr. Sheehan said

that was not a bad idea. He noted that Supervisor Paul Feiner has advocated doing away with the snow parking legislation unless a storm is predicted. Then the Town could put out an announcement telling vehicle owners to get off the streets or your vehicle will be towed. Mr. Sheehan said the problem is some may not receive the message and there are not enough tow truck drivers around because during a storm, they put a plow on their tow truck and make more money from plowing than from towing. He noted the Police Chief is opposed to changing the law because he feels people will not get off the road and the burden will shift to the Town to notify everyone. He said this could also tie up our court if a number of illegal parking tickets are issued.

Mr. Burdi questioned where the Town can direct a vehicle owner to park if they want to be in compliance but there is no room on their property. Can arrangements be made with shopping centers or on Route 9A, the Union Hall property? Ms. Pecora asked if the Town would allow residents to park on their lawns. She noted there are just too many cars. Everyone uses their garage for storage instead of parking. She noted when a vehicle is left on the street, the plow makes a wide angle around the vehicle leaving considerable snow in front of her driveway that doesn't get plowed. She said shopping center parking lots or the Union Hall cannot be used because those properties also need to be plowed during storms. She said she would rather people park on their lawn.

#### **ESCO COSTS HIGHER - NO NEW ESCO CONTRACT IN EFFECT**

Ella Preiser reported that the cost of the electricity supply for the Livson family and her home, mainly for the month of October, was 10.94¢ per kWh. Once again this was less expensive than the 12.078¢ per kWh paid by those the Town Board enrolled in an ESCO on behalf of Westchester Power. The cost, mainly for the month of November, was 12.88¢ per kWh, a tiny bit (0.008¢ per kWh) more expensive than the ESCO price. The current contract with the ESCO Constellation has now expired. Over the length of this contract, those who "opted out" have saved money. While those enrolled can say they are helping save the planet because they are buying 50% renewal electricity supply, it should be noted that Greenburgh enrolled everyone in the "standard" supply for all contracts except this last one. Records indicate that Con Edison receives more than 30% of its electricity supply from renewable sources - e.g., nuclear, hydropower, wind, etc.

As previously reported, as of December 1, 2025, a new contract with the same ESCO was to begin at a slightly cheaper rate - 11.81¢ per kWh for the 50% renewable option for Greenburgh residents who had not opted out. However, Sustainable Westchester announced on November 5<sup>th</sup> that this new contract will not go into effect and everyone enrolled will be returned to the default Con Edison electricity supply.

#### **NOISE FROM MUSIC EVENT DISTURBS SLEEP**

Alex Anzer reported that he called the Police on Thanksgiving because Captain Lawrence Brewery had an event with an international DJ from Holland and a large crowd attending that continued to make a lot of noise at 2:30 in the morning. He noted the Police came but it took about an hour before the very loud noise finally ended. Lloyd Cort said what he knows about Police intervention is when someone complains about disturbing noise, the Police tell the person they must turn the volume down. If the volume isn't lowered, the complainant should call again and the Police will return and issue a ticket. Dorrine Livson noted that Mr. Cort is on the Police /Community Advisory Commission so he has knowledge of how things are supposed to work.

Mr. Anzer said he asked to see the Police report and it simply states there was a noise complaint and the Police told them to lower the noise. He said this was not the first time he called about noise at the Captain Lawrence Brewery. He expressed concern because another major event with a famous person is scheduled for New Year's Eve. Councilman Francis Sheehan said the website shows the doors open at 9 p.m. on New Year's Eve and the show runs from 9 p.m. to 2:30 a.m.

Paul Colten mentioned there is a noise ordinance and he doesn't understand why the police are not enforcing it. He noted it would be okay if an event continued into the wee hours of the morning provided the noise is contained within the venue, and not allowed to blast out and disturb the sleep of neighbors. Mike Burdi questioned why the

brewery does not need to obtain a permit from the Town to host this type of event. Mr. Anzer noted the brewery website states that events close at 10:00 p.m. He said he has found information that bars can stay open till 4 a.m. Mr. Burdi questioned why a bar would not need a permit from the Town. Questions were also raised whether the State Liquor Authority has oversight. Mr. Cort said he would work with Mr. Anzer and reach out to the Police Chief to try to address this issue.

Mr. Anzer noted he also wrote the Police Chief about the noise the adjacent Jeep dealership on Route 9A creates when mechanics set off car alarms to find the next vehicle in the parking lot to service. He said one time when he called to complain, the person answering the phone said they are a business and are allowed to do that. Mr. Anzer said he is not going to argue with the police.

**Happy Holidays.** Ella Preiser mentioned that CGCA Chair Madelon O'Shea is currently in Florida and experiencing some heavy rain at present, but she sent a message wishing everyone a Happy Hanukkah, Merry Christmas, Happy Kwanzaa, and best wishes for the New Year. All present also extended best wishes for the holidays.

**Special “Thank You” to Dora and Shelly.** Once again, thanks for all you do in maintaining the CGCA website and arranging these Zoom meetings.

**Next Meeting.** The next CGCA meeting is scheduled for Monday, January 26, 2026 at 7:30 p.m. via Zoom.