

# **COUNCIL OF GREENBURGH CIVIC ASSOCIATIONS**

## **Minutes of Special Meeting – Monday, March 11, 2024**

A special thank you was extended to Carmela Greco-Acevedo who arranged this Zoom-enabled meeting which began at 7:30 PM. The meeting was chaired by CGCA Chair Madelon O’Shea. In attendance were: CGCA Treasurer Dorrine Livson (Worthington-Woodlands), Sue & Tom Bock (Fulton Park), Mike Burdi (Suburban Manor), Paul Colten (Hilltop Farms), Lloyd Cort (Parkway Gardens), Alan Fishman (Northern Greenville), Ellen Foley (East Irvington), Alicia Ford (Parkway Homes), Richard Grant (Hartsdale Park), Carmela Greco-Acevedo (East Irvington), Alyssa Jacobs (Beaver Hill, Assemblywoman MaryJane Shimsky’s office), Ella Preiser (Beaver Hill), Carol Sarcinella (Hartsdale Park), Terri Tori (Poets Corner, Conservation Advisory Council Chair). Special Guest Garrett Duquesne, Greenburgh Commissioner of Community Development & Conservation, joined the meeting at 7:45 PM.

Minutes of the February 26, 2024 CGCA meeting were approved without corrections. Ella Preiser noted that CD&C Commissioner Garrett Duquesne promptly replied to the CGCA request inviting him to attend tonight’s special meeting. So that he was not blind-sided, the invitation included a list of topics on which CGCA representatives sought more information. For his convenience a copy of the draft February 26 Minutes were also sent to Mr. Duquesne. A brief discussion took place about the order in which items should be discussed tonight.

CGCA Chair Madelon O’Shea welcomed Commissioner Duquesne and thanked him for attending the meeting.

### **PROPER DECORUM AT TOWN MEETINGS**

Ella Preiser commented on the disrespect shown Secor Homes Civic Association President Carol Wielk by the Hartsdale Greenhouses applicant at the February 15, 2025 ZBA meeting. The mainly untruthful diatribe was allowed uninterrupted for almost ten minutes and then two other speakers continued with disrespectful statements. Mrs. Preiser noted not only Ms. Wielk but other community members have expressed fear for their safety and are now concerned about speaking out or even attending Town meetings. The CGCA wants to know what can be done to stop this type of disrespectful behavior.

Commissioner Duquesne said he regretted not chiming in sooner at that ZBA meeting. He noted that letters submitted had been referred to the ZBA. He will confer with Deputy Attorney Ed Lieberman, who he knows has already spoken to the ZBA members about this. Mr. Duquesne said that it never hurts to be loud and clear about the fact that Boards should not allow the conversation to stray from the subject matter at hand. Madelon O’Shea urged him to speak to the Planning Board members, some of whom also have not always been respectful. She noted this kind of disrespect discourages residents from volunteering to serve on boards and committees or even to publicly address civic matters. Dorrine Livson asked Mr. Duquesne to convey this message to the Town Board, too.

### **TOWN WIDE FLOODING A MAJOR CONCERN**

Commissioner Duquesne said that Westchester County has engaged design professionals to study both the Bronx River and the Saw Mill River. He noted a recent walk took place along the Saw Mill River that was part of the due diligence the consultant will undertake, along with a review of documents, before coming up with recommendations for various improvements that could be made to address flooding along the river which extends from the Greenburgh border with Mt. Pleasant down to the Yonkers border. He said another consultant is doing a comparable analysis of the Bronx River which extends from up County all the way down to Long Island Sound. He noted the Bronx River forms much of the eastern boundary of the Town of Greenburgh. He said the Bronx River study is a little further along and that he has sat in on some of those meetings. He said when a preliminary draft and documentation is available for feedback, he will share the information with the CGCA.

Mr. Duquesne mentioned the FEMA grant the Town received to study flooding in the Hartsdale Brook area.

Dorrine Livson questioned why members of the community were not asked to join the recent walk along the Saw Mill River. Mr. Duquesne replied that government officials attended - County officials, village administrators from Elmsford and Ardsley, Greenburgh DPW Commissioner Rich Fon, Town Board members Gina Jackson, Joy Haber and Ellen Hendrickx. Mr. Duquesne said he went to two of the five stops. Alyssa Jacobs, who works with NYS Assemblywoman MaryJane Shimsky, said she, Ms. Shimsky or someone from her office was there at every stop. Ella Preiser questioned why commercial property owners, off of Route 9A near the Warehouse Lane intersection were not invited, as well as home owners in the Babbitt Court area. She noted these people who experience severe flooding understand the issues far better than municipal officials do. Mr. Duquesne said potential mitigation measures for the areas she mentioned will be a critical focus of the study.

Tom Bock asked about the time frame for these studies. Mr. Duquesne said they will probably take a minimum of six months to a year. Mr. Bock said every time it floods, residents have to spend \$5,000 (the FEMA deductible), and noted that having to wait another 6 months to a year is going to be crippling to his neighborhood. He said three studies were mentioned - Bronx River, Saw Mill River and Hartsdale Brook. He questioned coordination and connections. Mr. Duquesne said the Hartsdale Brook study will tie in with the Bronx River study. Mr. Bock noted that DPW Commissioner Fon has already stated numerous times that flooding can't be solved in the Fulton Park (Manhattan Brook) neighborhood.

Madelon O'Shea expressed concerns for residents near Manhattan Brook, Rum Brook, Troublesome Brook and the numerous unnamed brooks and streams located throughout the Town. She noted there is a stream under every property on Edgemont Circle. It crosses Old Army Road and flows openly on Edgemont Place down to the pond and then to the Bronx River. Mrs. Livson mentioned an unnamed stream in the Windom Street area. Carol Sarcinella mentioned flooding in the Hartsdale Park area. Alicia Ford noted the flooding that occurs along Edgepark Road in the Parkway Homes area. Mr. Duquesne promised that storm water - flooding issues will be looked at every time any land use decision is made, including for something as simple as installing a sidewalk, and hopefully mitigation measures can be included that address that area's flooding problems.

Mike Burdi commented that after a study, the next phase is funding. He asked if any money has been set aside to address flooding mitigation measures. Mr. Duquesne agreed that a study is useless without follow up. He noted the Hartsdale Brook study received \$600,000 from FEMA and that there have been six good responses to the RFP. He said the consultant chosen will bring construction drawings to the 30% level. There is hope for an additional \$400,000 from the County to get construction drawings to 90%. With plans in place, the next step is looking for funding for construction, and a 100-year storm mitigation project is likely to cost in excess of \$40-50 million dollars. Mr. Duquesne noted there always is a cost/benefit analysis. The federal government will want to know that \$50 million is not simply to benefit two homes but rather to bring economic development or real cost saving mitigations to the area. He said Hartsdale Brook is an extreme example and that addressing flooding issues in Fulton Park, Rum Brook or Troublesome Brook areas will not cost \$40 million.

Mrs. O'Shea recalled an informal study done a long time ago that mapped several unnamed streams. Mrs. Preiser said the Town has the Flood Insurance Rate Maps (FIRM) prepared by FEMA which include not only information on major rivers and brooks, but also a number of wiggly lines representing unnamed streams. She noted that files exist on numerous studies of flooding incidents along the Saw Mill River, but FEMA only looks at what it has to pay out. The facts that area businesses incur hundreds of thousands of dollars in uninsured losses and residents are at risk each time Route 9A is under three feet of water doesn't count in the FEMA cost/benefit analysis. Mr. Duquesne mentioned that during the walk it was pointed out that the study could identify a number of short-term solutions that could have a beneficial impact, such as removing a small dam. Mrs. Preiser noted that years ago Brookfield offered to raise a bridge over its property at no cost, but it was never done because one needs Army Corps of Engineers permission to do anything in the Saw Mill River. Mrs. O'Shea said it might be a good idea for the study to include an analysis of the actual dollars and cents losses incurred by businesses and residential

properties during flooding events. Mr. Duquesne said he is sure that is information the consultant will want to know.

### **SOLAR ENERGY LEGISLATION BEING CONSIDERED**

Commissioner Duquesne said the Town is reviewing a local law regarding Solar Energy. He noted it is currently permissible in both residential and commercial districts to install solar panels on the roof of a building or in the rear yard, or in the parking lots of commercial properties. The proposed law would codify these uses and establish setbacks. It would also address larger installations - proposed solar farms - which currently are not permitted uses. Mr. Duquesne noted he made a presentation at the February 28<sup>th</sup> Town Board Public Hearing, spelling out how the proposed “Four Tier” system works. Tier 4 would allow solar farms by Special Permit with a proposed “Overlay” zoning district which requires a Zoning Map change. This means the Town Board has total control over where a solar farm could go. During the presentation, he cited examples of possible subject sites and specifically mentioned why the Town Board would not likely have given approval to the ten-acre site in East Irvington where a solar farm was proposed (but opposed) a few years ago since the site abutted a park, was fully wooded and residents had major concerns about storm water and neighborhood character.

Ellen Foley said she watched Mr. Duquesne’s presentation at the February 28<sup>th</sup> meeting and thanked him for mentioning the proposed solar farm in East Irvington. She noted area residents worked extremely hard and were successful in preventing that property from being clear cut, and it appears their efforts have been heard and understood. She noted Mr. Duquesne’s presentation did mention a possible viable site for a solar farm - a property in the Ardsley area near Lawrence Street that was a Brownfield Cleanup site. Mr. Duquesne noted that the contamination has been cleaned up, and six acres of the ten-acre site are treeless and with good southern exposure, making it a potentially viable site for an Overlay rezone for a solar farm.

Mike Burdi questioned whether the state would have authority to place a solar installation along the grassy strips abutting state highways. He also inquired whether solar installations are prone to fires from an electrical storm. Mr. Duquesne responded that while the state may be exempt, the Tier 4 would require a minimum four acres so it is unlikely the grassy strips along state roads would be used for a solar farm. He noted for the most part there are no safety concerns - no dust, no fumes, and no noise. A technician will visit the site from time to time. There may be some concern about “glare.”

Madelon O’Shea noted there is solar in Florida and Disney has a solar farm tastefully done, with panels close together and not more than two feet off the ground. It almost looks like a planted field. She questioned the Town’s approach to mitigate the ugliness of a solar farm. Mr. Duquesne agreed that aesthetics are one important factor. He said he would do a Google search regarding the Disney solar farm. He noted the Town of Poughkeepsie has a very well done solar farm that is fairly close to some homes but is well buffered by trees and a six-foot fence with landscaping around it. Dorrine Livson asked Mr. Duquesne to send a link to the presentation he made on the proposed law and she will send it out to the civic groups. Carmela Greco-Acevedo noted she was one of the East Irvington residents who worked very hard years ago to prevent the proposed solar farm that would have destroyed trees and the neighborhood. She noted there is a right and wrong way to allow solar and expressed gratitude that the proposed law will not destroy an existing environment to make room for another environmentally friendly use. The Town law will urge placement on rooftops and treeless paved parking lots rather than residential neighborhoods.

### **ADUs - TOWN PLANS TO INCREASE HOUSING**

Madelon O’Shea inquired whether the State can force Accessory Dwelling Units (ADUs) upon a community if there is no local zoning in place. Commissioner Duquesne replied that New York State is a big “home rule” state that gives local government discretion to regulate zoning, so there is little to no probability. Mrs. O’Shea raised questions about the impact on existing zoning, on school districts, on the tax base and on the values of our homes. Mr. Duquesne said he sent copies of the proposed legislation to all of the school districts. He noted it is likely

the assessed value of homes and taxes will increase if an ADU is added. He believes enough safe guards were built in so that if one took advantage and constructed an ADU, it would blend in and not detract from the neighborhood. He said the Town has not heard from any of the other municipalities that have allowed ADUs that house values have gone down. Mrs. O’Shea asked why addition of an ADU does not change the underlying single family zoning to two-family zoning. Mr. Duquesne said the premise behind limiting maximum square footage to what is not considered excessive, is that it lends itself to more of an “accessory” use than a two-family use. He noted in the hometown where he lives there are ADUs. He sat on the ZBA and permits were granted. His observation and experience as he drives around town and notices an ADU, is that it generally blends in.

Ellen Foley said she watched Planning Board meetings, but has no idea what the final ADU law would look like. She expressed concern about comments made about the number of cars already parked on some front lawns. She praised Mr. Duquesne’s presentation on solar and asked for this kind of concise information regarding the final ADU law. She commented that it is difficult to listen to a presentation and then be prepared to stand up and speak during a five-minute period. Civic leaders need time to see the law, digest it and send it out to their communities. Mr. Duquesne said he will present the proposed law at a Town Board work session sometime in April and include recommendations of the Planning Board and send a link to the presentation to the CGCA.

Tom Bock asked how this proposed law will factor with New York State safety laws. He noted Greenburgh already has ADUs. They’re just not legal. And it looks like the Town intends to legalize existing ones. He noted there are cars parked on front lawns throughout the Town and nothing is done about it. Enacting this law legitimizes that. He noted the state has certain square footage requirements per dwelling unit and other requirements and questioned how state laws will be factored in to what the Town is planning. Mr. Duquesne said he would take the issues raised by Mr. Bock and Ms. Foley and factor them into the presentation he is planning. He said you can look at the criteria listed in the proposed law, such as the number of parking spaces required, that the property must be owner occupied and of a minimum lot size. He noted if on the macro level the community doesn’t want ADUs, that is the message the Town Board must hear and vote to approve or deny. If the vote is to approve, the Town Board will consider the Planning Board recommendations and listen to the community to make the law compatible for the Town.

Mike Burdi raised a question about assessed values. If two houses in a neighborhood are about the same square footage in size, what impact will there be on assessments if one house includes an ADU? Mr. Duquesne said he would consult the Assessor. Ms. Foley asked for clarity about the density that would be permitted in a single family neighborhood. Dorrine Livson noted that the Town has all types of rules in the Zoning Ordinance about what is permitted but one can ask for variances. She questioned why we bother to have rules if they are not enforced. Ms. Foley recalled similar conversations that use to take place in her home and suggested it is because developers can go to court if they think they have been mistreated, so we have to be cognizant of fairness on both sides.

In response to information in the February 26 CGCA Minutes, Mr. Duquesne assured everyone that the comments received from Carol Sarcinella and Richard Grant regarding the ADU proposed legislation were given to the Planning Board members and will also be sent to the Town Board. He noted these comments along with others received are all in one document. He will send a copy of the document to the CGCA so we can share them with neighbors. Mrs. Livson questioned why the Planning Board Chair said they had received no comments.

### **UPDATE ON SIDEWALKS**

Commissioner Duquesne provided updates regarding sidewalk projects along the following roads:

**Hillside Avenue.** Work is currently underway on a sidewalk from Greenburgh Town Hall to North Street. It is anticipated that construction will be finished in May of this year.

**Juniper Hill Road.** The project has gone out to bid on a sidewalk that will continue from the bend around Fair Street. Work will start in April and take three to four months and provide connection to the school.

**West Hartsdale Avenue.** The Town has received a \$5 million TAP grant to construct a sidewalk along the north side of the road from Four Corners to Pat Capone Road. The grant requires a significant, cumbersome design process with the DOT. It is likely construction will not begin before the end of 2025.

**East Hartsdale Avenue.** This work will be bid together with the West Hartsdale Avenue sidewalk grant. The project includes a series of “smart” traffic signals with built in radar to detect and react more efficiently to traffic volumes from Four Corners to the Hartsdale train station. Additional pedestrian enhancements such as ADA-compliant curb ramps, lighting and signalization updates are planned. Likely construction will take place in 2025-2026.

**Dobbs Ferry Road.** Federal funding has been received to construct a sidewalk for two-thirds of a mile from Route 119 to Sciortino Place along the south side of the road (same side as Metropolis County Club). It is likely the design will be completed toward the end of this year and construction will take place beginning next year. Dorrine Livson noted that Metropolis will continue the sidewalk along its frontage to the intersection with West Hartsdale Avenue. Mr. Duquesne noted this hopefully will provide a safer landscape for pedestrians and also provide traffic calming to a greater degree along Dobbs Ferry Road.

**Knollwood Road.** There are two Knollwood Road updates. A Housing Improvement Fund (HIF) \$3 million grant from Westchester County will fund a sidewalk from Westchester Community College to the Route 287 overpass (near the gas station). This sidewalk will benefit area pedestrians as well as those walking to/from the college and the School for the Deaf. This sidewalk will also extend up Old Tarrytown Road to Town Hall.

In addition the Town applied for an almost \$3 million TAP grant in January to extend a sidewalk in the vicinity of the Greenburgh Health Center to the Greenburgh Shopping Center. It is hoped a positive response will be received by November.

Also filed in January was a TAP grant for a sidewalk on Old Army Road with word of a response hoped for by November. The Town is on the verge of doing RFPs for surveys for Taxter Road and for Fort Hill Road from Underhill to Longview Place. With surveys in place, work can be advanced to the design phase for sidewalks.

Mrs. Livson asked for the meaning of a TAP grant. It stands for Transportation Alternative Program which is federal funding administered by the New York State DOT, but work doesn't have to be on a state road. Mr. Duquesne noted the Town has been quite successful in obtaining TAP grants, including funding for the Central Avenue sidewalk in the Hartsdale Park area, the Hillside Avenue sidewalk and the East/West Hartsdale Avenue improvements.

Lloyd Cort commended Mr. Duquesne and the Town for the work that is taking place on Hillside Avenue and noted in addition to the sidewalk, a lot of piping work is being done. Mr. Duquesne said that this is an example of a TAP grant which provides for more work than just a sidewalk. He noted that natural gas lines are being replaced and where there used to be a ditch, there will now be a fully engineered storm water system, eliminating previous ponding and icing in the area. He said when the sidewalk is constructed along Dobbs Ferry Road, a standing water problem will be corrected in the area behind the Acme store in the Greenburgh Shopping Center.

Paul Colten asked what is happening on Hartsdale Road in the vicinity of Benjamin's Steak House. He noted Con Edison has been there for several weeks and there appears to be excavation of the entire roadway from Dobbs Ferry Road to West Hartsdale Avenue. He said it has been fairly disruptive. Mr. Duquesne said he is not aware of the matter, but will look into it. He suspects it may be Con Edison replacing the natural gas lines.

Madelon O'Shea asked who is responsible for shoveling snow, raking leaves and maintaining all of these sidewalks. Mr. Duquesne responded that the adjacent property owner is responsible for clearing and maintenance.

#### **FOUR CORNERS - REZONING & FLOODING**

Commissioner Duquesne stated that the Town was awarded a \$150,000 Smart Growth Program grant from the DEC. The Town is awaiting these state funds which will be used to engage a planning consultant to provide a type of mixed use zoning and to do some SEQRA review. An RFP will be going out shortly. It will be necessary to put Zoning regulations in place in case someone wants to develop these properties with commercial use and a residential component. Mike Burdi inquired about a previous study done by two female consultants. Mr. Duquesne noted there have been several studies regarding both flooding and traffic and those studies have identified the types of mitigation that may be necessary and the obligations of owners who wish to develop their properties. He cited for example the Duane Reade property - if a rezoning to mixed use were sought, the owner might be obligated to create a right turn lane off of Central Avenue, minimize curb cuts to only one on Central Avenue, and limit height to no more than four stories.

Richard Grant mentioned the frequent flooding problems at the Four Corners and noted some time ago he sent an email suggesting that perhaps a vacant property at the North Central Avenue and Healy Avenue intersection could be used to collect and retain the water. He has received no response. Madelon O'Shea said there is a stream behind this 2-1/2 acre property. Mr. Duquesne said he will look into the matter. He presumes it is in the Hartsdale Brook watershed and if it is, it could provide some benefit. Mrs. O'Shea said she thinks it may be Troublesome Brook. Mr. Duquesne said that would require different engineering.

#### **UPDATE ON ELMWOOD PRESERVE PLANS & RELATED ACTIONS**

Commissioner Duquesne noted the Town has been in advanced discussions with the state DOT about possible changes lining up the Sprain Brook Parkway entrance/exit ramps on Dobbs Ferry Road. Initially the plan was to move the exit ramp which is closest to the entrance to East Rumbrook Park. The opposite is now being considered. That exit ramp would remain as is and the on ramps would be shifted and a traffic signal would be installed to create increased safety. A new entrance to the Town's parkland would then be constructed further west, nearer the Carlson Nursery site, into the 14-acre property the Elmwood owners plan to deed to the Town. The DOT has determined that the left turn into the park should have a left turn pocket so it doesn't tie up traffic along Dobbs Ferry Road. The developer's engineer has designed the proposed roadwork and it has been submitted to the DOT. Mr. Duquesne said Joe Lucasey, the Town's Parks Commissioner, will be engaging the services of a park planner who will review the proposed driveway and how it will coincide with the existing park and how the additional 14-acre parcel can be used.

Dorrine Livson said she will be meeting with Mr. Lucasey tomorrow to discuss future use of East Rumbrook Park. She noted the community does not want the proposed fourteen acres to be used for more ball fields, but rather a "universal park" which would accommodate all-inclusive playgrounds providing services to all, including those with various handicapping conditions.

Terri Tori questioned whether the proposed construction along the Sprain Brook Parkway ramps would meet the threshold construction requirement for installing sound barriers. She noted the Poets Corner area receives a horrendous amount of noise from the parkway. Mr. Duquesne said he would meet with her later this week and bring up a map so she could identify where sound barriers might provide the most impact. He would then pose the question to the DOT.

Mr. Duquesne said there is a tremendous amount of synergy and partnership occurring right now with the proposed developer-financed traffic signals, the state financing lining up the ramps, the Town working on the park entrance and the developer advancing plans in the Brownfield Cleanup Program. He noted the Town will not take the 14-acres until there is a clean bill of health from an environmental mitigation perspective. He said

the contaminated soil brought on the site has been removed. Mrs. Livson inquired about the timetable and cost of the cleanup. Mr. Duquesne replied it is likely the cleanup will start this year and be completed in 2025. The cost is unknown but he suggested it would not be as expensive as the cost was to clean up the site across the road (at the Chelsea). Madelon O'Shea inquired whether Mr. Grebow still owns the parcel. Mr. Duquesne replied the same group still owns the property and they may do some construction activities or may develop it.

### **LATEST PLAN FOR BIKE PATH EXPLAINED**

Commissioner Duquesne noted the limits on the latest plan for the bike path/pedestrian trail is from where the North/South County Trailway entrance joins Route 119 (near Pete's Saloon) in a westerly direction to Route 9 (Broadway) in the Village of Tarrytown. \$2 million in design funding was sought to engage a transportation engineer to address pedestrian and bicycle safety in the Route 119 corridor. Mr. Duquesne noted the only bikers who currently use that corridor to get to the Mario M. Cuomo Bridge are super-experienced bikers. The plan is to have some level of a protected trail/bike lane with provisions for driveway entrances for businesses and intersections such as Taxter Road and Benedict Avenue. Thus, it will not be a fully protected bike path, but it was felt there was an opportunity on the shoulder of the road to do a dual pedestrian lane/bike path with some level of protection - e.g., bollards or landscaping. The goal is to make the two-mile stretch safer. There are no plans to eliminate traffic lanes, but there could be some lane width reductions. He noted bicycling is a big thing and the trail/path on the former Tappan Zee Bridge is "big time." The grant was filed two weeks ago. On June 26 the Town will learn whether the funding will be received. If it is, there will be a partnership between the Town, the Village of Elmsford, the Village of Tarrytown, Westchester County and the New York State DOT.

Dorrine Livson and Madelon O'Shea both said they understood the plan was to extend this path from the Bridge all along Route 119 into the City of White Plains. Mr. Duquesne agreed that the original plan, if we had a billion dollars, was to extend the entire length of Route 119 from Tarrytown into White Plains. He noted the critical first phase over the next five to ten years is the two-mile stretch. Mike Burdi questioned whether the plan would die if funding were not obtained or would the Town be asked to put up the money. Mr. Duquesne responded that in addition to the \$1.6 million of federal funding, it is expected the County will have a "Complete Street" funding stream open soon and \$400,000 in matching funding will be sought. He noted he would not ask the Town to put up \$2 million if the grants were not approved, but would seek other funding. He said this is really a ten-year plan and construction costs could run \$15-\$25 million.

Ellen Foley noted that people in Sleepy Hollow want to come down Route 9 south to the Bridge and then go east to the North/South County Trailway. People from Rockland County can cross the Bridge and travel east to access the North/South County Trailway. She noted bikers are known for disobeying traffic laws and flaunting red lights and stop signs. She questioned pedestrian and vehicular safety along the Route 119 corridor with the addition of this bike path. Mr. Duquesne responded that there will always be friction at intersections. He noted it may be necessary to combine the pedestrian trail and bike lane on one uniform path. Critical design elements will be included to encourage cyclists to obey traffic symbols at intersections. He agreed many bikers ignore such symbols and plow through intersections. He noted if the Town is successful in obtaining the federal grants, it means they believe in the project.

### **ALL GAVE A HEARTY "THANK YOU, GARRETT"**

Madelon O'Shea thanked Commissioner Duquesne for giving up so much of his time to attend tonight's meeting. All present welcomed his input on these various topics. Mr. Duquesne responded he finds it an honor to serve as Greenburgh's Planning Commissioner, and he enjoys working with the residents. He offered to attend another CGCA meeting if more information is sought.

Madelon O'Shea reminded everyone the next CGCA meeting is in two weeks - on Monday, March 25, 2023. Dorrie Livson reminded everyone to sign off.