

COUNCIL OF GREENBURGH CIVIC ASSOCIATIONS

Minutes of Meeting – Monday, August 25, 2025

This Zoom-enabled meeting began at 7:30 PM. The meeting was chaired by CGCA Chair Madelon O'Shea (Old Edgemont). In attendance were: CGCA Treasurer Dorrine Livson (Worthington-Woodlands), Mike Burdi (Suburban Manor), Evelyne Cantave (Beaver Hill), Lorraine Cantori (Greenburgh Action Alliance - Hartsdale), Paul Colten (Hilltop Farms), Lloyd Cort (Parkway Gardens), Alan Fishman (Northern Greenville), Ellen Foley (East Irvington), Alicia Ford (Parkway Homes), Maria Gomez (Fulton Park), Richard Grant (Hartsdale Park), Maria Pecora and Bill Sullivan (Sprain Brook Parkway), and Ella Preiser (Beaver Hill).

Treasurer Livson reported that the balance in the checking account, as of July 31, 2025, remained the same at \$744.31. Minutes of the July 28, 2025 meeting were approved as written. Approved Minutes are posted on the CGCA website (cgca.info).

Condolences. Madelon O'Shea reported that the husband (Kelvin Smith) of ZBA Chair Eve Bunting-Smith died last week. Those present expressed condolences. A sympathy card will be sent from the CGCA.

Congratulations. A number of births of babies to the younger generation were noted. Congratulations were extended to “**Grand**” **Mother** Maria Gomez, to “**Great Grand**” **Father** Alan Fishman and to “**Great Grand**” **Mother** Madelon O'Shea [of twin girls].

Speedy Recovery. Ellen Foley noted that she was at Burke for rehab. She fell and hurt her back but didn't want to miss a CGCA meeting. She is very pleased with the staff at Burke. Mike Burdi noted a doctor would say a CGCA meeting is the “best” medicine.

NEW LEGISLATION - REDUCTION IN TAXES FOR DISASTERS

Madelon O'Shea raised questions about the recently proposed legislation that would provide property tax reductions to homeowners who experienced losses from flooding. She noted that Town Assessor Edye McCarthy provided information about this proposed law during a Public Hearing at the August 6, 2025 Town Board meeting. The Town had requested this law which the Albany legislators adopted and the Governor signed. As written, the law would apply retroactively to January 1, 2020 and would permit a reduction of up to \$10,000 on Town taxes if homeowners incurred at least 50% damage to their home as a result of any catastrophe (flooding, hurricane, etc.). The amount of damage is based solely on the assessed value that the Assessor has established for the house and does not include loss of contents or the value of the land. Also, the law only applies to Town of Greenburgh imposed taxes, not Westchester County, school districts, and fire districts taxes. Those entities would also have to adopt legislation to provide reductions on their property taxes.

Mrs. O'Shea noted that 50% damage to even the least expensive homes in Greenburgh would mean hundreds of thousands of dollars of damage and would likely mean the home was uninhabitable. She questioned how a mere \$10,000 reduction in taxes would provide relief. [Note: Those homeowners would not receive \$10,000, but only a small fraction of that sum.] Paul Colten mentioned he had a “puddle” in his basement that cost \$20,000 to remediate. A question was raised where this money would come from. It was noted other taxpayers would have to provide the funding. Dorrine Livson mentioned that the law is not fair as it only applies to homeowners and doesn't apply to business owners who also pay Greenburgh property taxes. She noted a number of businesses have incurred huge losses from recent flooding events.

Mrs. O'Shea urged everyone to watch the August 6 Town Board meeting and/or read the proposed law before the adjourned Public Hearing. Mike Burdi questioned if it would be beneficial to invite Assessor McCarthy to our next meeting to provide more information. It was agreed to first check to see when the adjourned Public Hearing

will take place. [Note: the hearing is planned for the September 24 Town Board meeting, which unfortunately is before the next CGCA meeting on September 29, 2025.]

ELMWOOD GRANTED AN EXTENSION

Dorrine Livson reported that on August 6, 2025, the Planning Board granted the Elmwood Preserve (former Elmwood Country Club) property on Dobbs Ferry Road, a 4th extension of its preliminary subdivision approval. She noted the 180-day extension was needed to continue the Brownfield clean-up of the property. She mentioned that a major concern is that the Town will not receive the promised 14+ acres for parkland until final subdivision approval is granted. A problem could occur if the state Department of Transportation moves ahead within the next 180 days to realign the entrance ramps to the Sprain Brook Parkway on Dobbs Ferry Road, as the realignment would close the existing entrance to East Rumbrook Park property. A new entrance to the Park is proposed through the 14-acre property. She had no clue how this problem could be resolved.

SUPPORT GROWS FOR “UNIVERSAL PARK”

Dorrine Livson reported that she has been working on her goal of creating a Universal Park, providing recreation to all people, including those with disabilities, on the entire 14+ acre parcel which will be added to the East Rumbrook Park when the Elmwood Preserve property is developed with 113 new homes. She said she has already met with the Superintendents of the Greenburgh Central and Elmsford school districts and both were in favor of the proposal. She noted that Greenburgh School Superintendent Dr. Lorenda Chisolm provided the state education department web site address which contained information on the number of students with disabilities. Mrs. Livson said within the ten Greenburgh school districts there are approximately 25,000 students enrolled and about 3,000 of them are categorized with disabilities. There are 13 different categories of disabilities. She said she plans to contact the other school districts and also plans to contact the Town’s private schools - School for the Deaf and Hackley, and parochial schools - Maria Regina, Mt. Carmel and Sacred Heart. She will keep the CGCA updated on responses to this plan for a unique park providing recreational opportunities to everyone, including children and adults with handicapping conditions.

Lorraine Cantori said as a retired special education teacher who taught for 35 years, she wanted to thank Mrs. Livson for her efforts to address the rights and needs of students with disabilities.

TACO BELL SEEKS VARIANCES TO LOCATE ON CENTRAL AVENUE

Madelon O’Shea mentioned the Taco Bell application which has been adjourned to the September ZBA agenda. The proposed facility will be located on Central Avenue near the Four Corners, where Honey Ham is currently located. Multiple variances are sought. There is only one way in and out and the garden apartment residents next door are beginning to have concerns. Mrs. O’Shea noted Taco Bell facilities down south are frequently crowded with lots of cars. She noted if custom warrants it, the facility plans to be open on weekends until 1:00 or 2:00 AM. It is unknown whether the Town can restrict the hours of operation.

FOUR CORNERS PLAN IS MASSIVE

Madelon O’Shea noted Commissioner Garrett Duquesne had asked civic associations to attend the meeting regarding a plan for the “Four Corners.” She attended the meeting and noted there were several civic association representatives present. She said a major concern was flooding, which has occurred for decades. The goal is to put in enough drainage to get water coming off the Gaisman Estate and everything on that side of Central Avenue plus water coming down West Hartsdale Avenue and through East Hartsdale Avenue to the Bronx River. Ellen Foley inquired who does it and who pays for it. It was noted it would be a Herculean task that should include the federal government, the state, the county, and Greenburgh.

Paul Colten noted there were several comments about flooding at the meeting regarding the sewer line break on East Hartsdale Avenue. He said he is very skeptical that flooding mitigation can happen at the Four Corners. He noted he was at the Four Corners during a recent storm event and watched the water coming down the hill and

spouting up from storm drains like geysers. He questioned whether sufficient funding was available or whether this was just “pie in the sky.”

Lorraine Cantori mentioned it took over two years to get a broken pipe on West Hartsdale Avenue near Creative Beginnings fixed. Now there is a leak on the other side. She noted as important as water mitigation is traffic mitigation. She said it creates a real hardship when heavy vehicles and machinery are involved to excavate the roadway, lift pipes, etc.

Richard Grant encouraged everyone to look at the plan for the Four Corners. He noted it is a massive plan, involving knocking down stuff, allowing buildings of various heights, and changing traffic patterns completely. He indicated there is no way to do flood mitigation of any magnitude without considering the entire plan. He questioned whether anything will get done in our lifetime. Mrs. O’Shea said the Town can declare “eminent domain.” Mr. Grant said there was no mention of eminent domain, but the rights of property owners were discussed. During the meeting CD&C Commissioner Garrett Duquesne said it might be difficult to get “buy in” because some property owners are satisfied with the situation currently and that could have a negative effect on the plan. Dorrine Livson questioned whether there was any input from the DOT and recalled that a few years ago the state said it would not do anything to the road because it wasn’t feasible.

Lloyd Cort said he had a conversation about this flooding topic and it appears to him that no one is looking at the end product, which is the Bronx River. He noted measures have been tried time and time again to do something about the Bronx River and nothing happened. Directing water away from the Four Corners means it has to go to the Bronx River which is already flooded. Mrs. O’Shea agreed and noted the Bronx River flooding waters flowed through Scarsdale High School property when she was a student there and her classmates used a boat. Flooding continued to occur there later when she was a teacher. Mr. Cort mentioned that Metro North in White Plains has a “no parking zone” sign in a parking lot because if you park there, your car may be destroyed if it rains.

Mike Burdi reminded at last month’s CGCA meeting, he asked Councilman Francis Sheehan about the Town’s infrastructure and was told we don’t have the resources to address problems. Mr. Burdi noted the most recent storm (7/14/25) was about a 7” rainfall, but our roadways seem to get flooded by only an inch of rain. Ellen Foley suggested we need to contact our senators and representatives in Washington. She noted Mamaroneck finally received funds from Washington to address decades of flooding. Mr. Burdi agreed and said we should apply pressure so the Army Corps of Engineers could dredge the Bronx River and Saw Mill River. It’s a stop gap measure, but it would provide some help. All present agreed with Mrs. O’Shea that the problems stem from overdevelopment of Westchester County over the years. Few blades of grass remain to absorb rain water.

ZONING ORDINANCE REVISIONS - STUDY MOVING SLOWLY

Madelon O’Shea inquired about revisions to the Zoning Ordinance. Ella Preiser responded that she is not even half way through the copy that was delivered in July. She noted she has been saying for years that the Ordinance needed to be replaced, not just updated with a few amendments/corrections. She noted sometimes she is suggesting changes on every other line. She said the Town finally plans to get rid of the “Urban Renewal” zoning district. A newly named district would extend along Route 119 from the border with White Plains to the border with the Village of Elmsford.

Mrs. O’Shea said she has concerns because we are not following the Code. She mentioned articles she has read in various papers regarding the difference between “fast food” and “fast casual.” Greenburgh requires a 2,000 linear foot separation. The NYS Restaurant Association claims prices are a tiny bit higher, there is no table service and you can customize your order. She noted you can do that at McDonalds - “hold the pickle, hold the lettuce, special orders don’t upset us....” Now the Town wants “drive thru” Taco Bell and Chick-fil-A facilities. Do these kinds of facilities increase a community’s value? Richard Grant noted they back up traffic! Paul Colten said they cause more roadside litter!

DRIVEWAY REQUIRES VARIANCE & C of O

Paul Colten reported he submitted an application to the ZBA along with a check for \$1,000.00. Ellen Foley inquired what was needed. Mr. Colten noted that a photograph the Town obtained showed that at some point a previous owner placed a few extra feet of macadam at the top of his driveway which is not set back from the required side yard lot line. The Building Department wants him to legalize it. He noted he has done nothing to that driveway since he bought the house in 2010. He said the 1956 plans when his house was built don't show a driveway and don't even show a garage. He and his next door neighbor are on the corner of a "J" shaped street. Their driveways are next to each other, with no set back and frontage of only about 30 feet. Other houses on the street have about 80 feet of frontage.

Mr. Colten noted that Building Inspectors have been on this property multiple times over the years. When a deck was legalized, when a shed was installed, when a variance was needed for a deck and pool, etc. Each time Building Inspectors walked up and down the driveway and found no problems. Ella Preiser said she wrote two memos parsing every word in both the 1957 and current 1980 Zoning Ordinances which appeared to indicate a driveway did not require a setback. The Building Department disagreed with the memos.

Mr. Colten said the cost of filing for a variance was about one third the cost of litigating this issue so he decided to play the game. It was noted there was an emotional toll of about eight months dealing with this issue. It is presumed the ZBA will grant the requested variance. But, the issue is so Orwellian it is difficult to apply any logic to it. If the ZBA decides to make a big deal, litigation can be considered. Mr. Colten noted he needs to repave the driveway but he can't do anything until this issue is resolved.

Ellen Foley questioned why this driveway wasn't grandfathered. Mrs. Preiser noted that the current Ordinance states that nonconforming buildings and uses which legally existed under prior codes may continue providing no alterations are made. The Building Inspector has claimed that additional macadam was added to this driveway. Alicia Ford recalled that when a neighbor, the 4th owner, went to sell her house, she had to pay \$50,000 to undo repair work done to a basement because of a fire and she couldn't re-coup the money because the sale price was already locked in. Madelon O'Shea said when we re-do the Zoning Ordinance, a provision should be added that if such a minor deviation was done by a previous owner, the new owner should not be taxed and penalized. It was agreed that a lot of people have probably done things without permits. And some people may have asked originally if a permit was necessary and were told "no" but a future Building Inspector could disagree.

Mrs. O'Shea mentioned another issue about code changes. She noted years ago someone wanted a guest house on property at Greystone and the Town rezoned the property to PUD to allow it. She noted interestingly there are some former estates that still have guest cottages or quarters where the stable master or gatekeeper lived on the property. The historic house owned by the Richard Brodsky family is one example, and they have been asked to legalize things. It is likely the size of any existing cottage might exceed 800 square feet and not comply with the proposed ADU law.

PROPOSED BESS FACILITIES SEEK VARIANCES

Madelon O'Shea reminded everyone that both the Midway Shopping Center and Greenville Shopping Center on Central Avenue have plans to install Battery Energy Storage System (BESS) facilities in their rear parking lots. Now both centers are seeking variances from the ZBA (9/17/25) to increase the amount of kilowatt hour storage permitted on the sites and a 12-month extension to complete the installations. Mrs. O'Shea noted there are homes behind both rear parking lots with only a small street separating the homes from the Greenville Shopping Center lot. She mentioned numerous articles in newspapers about the fumes from fires caused by lithium ion batteries, including a recent incident of Tesla cars on fire on a car carrier in California that closed down a major highway in both directions for a very long period of time because it was difficult to extinguish the fire. She noted that concerns were expressed about fumes from the Canadian wildfires last year [that traveled all the way to Florida],

but fumes from lithium battery fires are even more troublesome and the EPA is now cautioning communities about the toxicity of fumes released by these fires. It was noted Long Island is trying to outlaw BESS facilities.

Paul Colten mentioned that airlines do not allow portable electronic devices that contain lithium batteries to be put in checked bags or in overhead bins. Such devices must be stored under one's seat or in the pocket in front of seats. He noted a demonstration showed that if such a battery blew up in a "barf" bag in front of you, it would "roast" you. Mrs. O'Shea noted the Greenville Fire Department has opposed the variances sought, but it is unlikely the ZBA will listen to anyone.

Mike Burdi noted this is also a "quality of life" issue that does not simply impact the adjacent neighbors. If a BESS catches on fire, it requires lots of water and personnel to extinguish the flames. That frequently means drawing mutual aid from other communities. Who pays for them? Who pays to train them?

Those present unanimously supported writing a letter from the CGCA opposing the granting of these variances.

ESCO PRICE HIGHER ONCE AGAIN NEW CONTRACT - A TINY BIT CHEAPER PER KWH

Ella Preiser reported that once again, for the fifth month in a row, residents and small business owners who the Town enrolled in an ESCO are paying 12.08¢ per kWh for their electricity supply, which is more than a penny higher per kWh than the Con Edison monthly average price of 10.96¢ per kWh. Her price and that of the Livson family, mainly for the month of July, was 11.11¢ per kWh. Ken Stahn's price was 11.20¢ per kWh. During seven of the past nine meter readings, those who opted out of this contract have saved money.

Mrs. Preiser said she is not sure how to determine how many months exist under the current contract. She noted that the community originally was informed this current contract would continue through the first meter read date in December 2025. That means there are likely five more months to go. However, the Sustainable Westchester website announced there is a new two-year contract in place with the same ESCO [Constellation] that will run from December 1, 2025 to November 30, 2027, meaning there is only four more months to go under the current contract. This new contract will be a tiny bit less expensive than the current contract [Cut a penny into about four equal pieces and save one piece!] per kWh for the 50% renewable source option that the Town Board chose. Residential property owners will pay 11.81¢ per kWh and commercial property owners will pay 11.70¢ per kWh. Residents wanting to purchase 100% renewable electricity can pay 12.26¢ per kWh and commercial owners can pay 12.15¢ per kWh.

Everyone was reminded of the fact that regardless of which option one agrees to, everyone receives the same mix of renewable and "dirty" fuel electricity supply over the Con Edison wires coming to their property. It was suggested the average Greenburgh resident doesn't know they are enrolled in this ESCO. Many people don't even look at their Con Edison bill and may even pay it automatically. Mrs. Preiser noted she regularly receives letters from ESCOs and put them in the recycling bin without opening them.

COST FOR FIGHTING CON EDISON RATE HIKE SHOULD BE REFUNDED

Mike Burdi said he continues to have concerns about the money that Greenburgh and other municipalities agreed to spend to hire an attorney to oppose the rate hike Con Edison was seeking from the Public Service Commission for distribution of energy supplies. He has reached out to Supervisor Paul Feiner several times about how much money the lawyer actually cost the Town. [It was supposed to be \$5,000 if 20 municipalities were involved.] Mr. Burdi questioned why the expenditure was necessary since Westchester County and even the Governor was involved. He said he has received no response. He feels the money should be returned and given to a food pantry. He noted the PSC will be holding another meeting on August 18th in Mt. Kisco about this proposed rate hike. It was agreed Con Edison needs to improve infrastructure, and it will be on our dime.

PUBLIC HEARING TO CONTINUE ON PROPOSED ADU LAW

Ellen Foley mentioned that the Public Hearing on the proposed ADU law will continue at the September 10, 2025 Town Board meeting. There are apparently some changes, such as to the definition of “Family” and the Sunset clause. Madelon O’Shea noted she read another article that said the way this law is structured, it will provide homes for only people who can afford it. She said she would rather see affordable housing built. She said she understands the premise, but doesn’t think it will accomplish what it is meant to do. She would not charge her kids or her mother [if she was still alive] rent if they moved in with her. She said if she moved into the basement in her house and rented out the upper floors, she would want \$8,000 or \$9,000 a month in rent, and her kids couldn’t afford it. It’s not going to help the people who need it, it’s not going to help young families. She said she is concerned about the neighborhood and believes very few people know anything about the proposed law.

Mrs. Foley suggested there are some people who will take advantage of the law and turn it into a profit making enterprise. They will put up something with as little money as possible but make as much as they can. She wants a standard so that neighborhoods look good - no parking on the front lawn, no mishmash in the back yard. Alicia Ford reminded that no one knows how much money a bank will lend or how much it will ultimately cost to convert the interior or to build a tiny house in the back yard. Mrs. O’Shea noted banks do not want to lend money unless it is backed by the government. Paul Colten mentioned he saw an article today that said Mamaroneck has affordable attached town houses and there are still about ten affordable units that remain empty and available. One must meet income eligibility standards. Richard Grant noted that Greenburgh has a shiny new toy that the Governor supports and the Town is going to run with it, no matter what we say. An ADU law will be approved. Mr. Colten noted the Town appears to turn a blind eye to the fact that many homes in Greenburgh are currently being used as rooming houses so you don’t need to put up money to put a shack in the back yard.

GREENBURGH WEBSITE NOT EASY TO NAVIGATE

Paul Colten asked where one finds an agenda for next month’s ZBA meeting. It was noted the agenda is not yet posted for September but it will be the same as the August agenda because that meeting was adjourned. Dorrine Livson noted that agendas for Town Board work session are frequently not posted until a couple of hours before the meeting starts. Town Board agendas are generally posted on Sunday before the Wednesday meeting, however, the actual wording of resolutions or copies of important documents are usually not available for days. It was agreed this late posting makes it very difficult for members of the public who wish to keep abreast of what is happening in the Town. To see copies of documents regarding cases before the Town Board, Planning Board and ZBA, it is necessary to click on the CD&C department and then “Active Applications.”

LACK OF ENFORCEMENT - NOISE LAWS

Paul Colten mentioned that a number of vehicles with no mufflers travel up and down the streets in his area with ear-splitting volume. He said he has spoken about this to Supervisor Paul Feiner who merely responds we should put in noise cameras. When asked about the cameras, he says the state won’t allow them. Mr. Colten said there are videos showing that in California the Highway Patrol pull over vehicles and inspect the exhaust system. Vehicles without mufflers are impounded. Mike Burdi agreed that if the police collected data from residents about when this noise occurs, set up check points with unmarked cars and impounded a few vehicles, word would ripple throughout the community and the problem would go away. Mr. Colten noted because Town streets are quite narrow, it is difficult for police to stake out an area. It is necessary to go to main arteries where there is room for them to operate and catch offenders.

Mr. Colten said a while ago he actually called in about a car that came down Hartsdale Road every day between 4:45 and 5:15 PM and sat at the long traffic light with the stereo bass so loud it rattled the walls in his house. He said he doesn’t know what happened but the noise eventually went away after he called the police. Lorraine Cantori said last week on West Hartsdale Avenue a car backfired so loud, it sounded like gunshots. She emailed Paul Feiner twice and he said he would contact the police.

Maria Pecora said her area off of Route 9A has the same problems with cars with loud mufflers. She noted she spoke with the Elmsford Mayor and some people were caught. She said in addition her area has big problems with noise from the bus depot. Over 100 school buses back up four times a day with loud beeping. She asked Supervisor Paul Feiner to put in a noise sensor, but he refuses.

LACK OF ENFORCEMENT - SPEEDING

Lorraine Cantori mentioned vehicles speeding and said she wants speed signs. She noted there seem to be a lot of incompetent drivers and there have been several accidents on Central Avenue. Emergency response vehicles with sirens blaring rush down West Hartsdale Avenue. In addition a lot of 18-wheelers and other noisy vehicles regularly speed down West Hartsdale Avenue.

Alicia Ford commented that people who live in the neighborhood also speed up and down local streets. She said we must reach out and talk to families about the potential dangers. Madelon O'Shea said people fly down her street. Ellen Foley said drivers also speed through East Irvington on Taxter Road and other streets. She noted people have complained for months about the need for more police for enforcement. It was agreed the Town needs an enforcement campaign. Ms. Cantori said the Town Assessor and Town Board keep raising our taxes. She added if police services are not provided to enforce noise, speeding and other laws, the Town is doing a disservice to the taxpayers.

It was suggested the CGCA should invite Police Chief Kobie Powell to another meeting to discuss the need for more police enforcement. A date to issue this invitation will be determined.

EAST IRVINGTON SEEKS A SIDEWALK ON TAXTER ROAD

Ellen Foley noted the East Irvington Civic Association continues working on the need for sidewalks. Discussions about who would be responsible for shoveling and maintaining a sidewalk haven't been resolved. Madelon O'Shea questioned whether discussions included the idea of a sidewalk district. Mrs. Foley said they had not discussed plans for a sidewalk district, but there certainly was money to pay for one. She noted gardeners bring dump trucks full of yard waste to the Town's site on Taxter Road and there is a fee to dump this yard waste. She said this extra truck traffic on Taxter Road make it less safe for students getting on and off school buses. Sidewalks are needed to enhance safety. She noted if a decision isn't made soon they might have to wait another 15 years.

NEW BUSINESSES TO FILL VACANCIES

Mike Burdi mentioned the vacant former Rite Aid store on East Hartsdale Avenue. He noted a year and a half ago he informed Supervisor Paul Feiner about an article that the Jamal family, who operate Chestnut Markets food courts at gas stations, want to run a different business model and do stand-alone businesses. He received no response so recently he forwarded the information to Mr. Feiner and the Town Board. Mr. Feiner responded that the Parking Authority didn't want to provide parking spaces in the garage. However, this week he learned that a grocery store will occupy the site. Madelon O'Shea and others noted this site used to contain a grocery store. Paul Colten said it will be a great convenience to many people who live on East Hartsdale Avenue and won't have to drive.

Mr. Burdi also mentioned the now vacant Christmas Tree Shop. He said that Supervisor Feiner informed him a chain called "Sprouts" will open there in 2027. It will only occupy half of the space. The other half will be occupied by a smaller down-sized Best Buy store. Mrs. O'Shea and Alicia Ford said they eagerly look forward to a Sprouts store.

Mr. Burdi noted Greenburgh needs to become more business friendly and knock out the current vacancy rate we are experiencing. He also noted we need to campaign to support things that bring back the family unit. The days of drive-in theaters and movie houses are gone. He said he mentioned to Mr. Feiner the pros and cons of such

things as pickle ball and “padel,” another court sport. He said a pickle ball court may be considered at the Buy Baby store on Central Avenue.

It was pointed out that the Town now has a Chamber of Commerce, led by Trudy Holand. Dorrine Livson said she knows Ms. Holand who also serves on the Parks & Recreation Advisory Board.

Ardley Estates Granted Approval for Subdivision. Ella Preiser reported that at the August 4, 2025 meeting, the Planning Board granted Preliminary Subdivision approval to divide one lot into two in Ardsley Estates that previously was not permitted because of an issue about water pressure. She said the Planning Board approval did include a provision that there must be confirmation that water pressure meets all requirements before final subdivision is granted. She noted it is very likely permission will be sought [and granted] to build a house on this lot which was supposed to remain vacant.

Deli Delicious Holds Sale. Ella Preiser mentioned that she heard from Maria Gomez the other day that the owner of Deli Delicious on Tarrytown Road, across Old Kensico Road from the proposed Chick-fil-A, held a sale and got rid of all the appliances in the building, so it is unlikely there is a plan for another pizza place or other eatery at the site. Madelon O’Shea said she made multiple calls to the Planning Department today to see if any plans were submitted. No one picked up the phone.

Once Again. Thank you Dora. Thank you Shelly. You are really two important people who make it possible for the CGCA to continue operating effectively.

Next CGCA Meeting. Monday, September 29, 2025 at 7:30 PM via Zoom.

