

# COUNCIL OF GREENBURGH CIVIC ASSOCIATIONS

## Minutes of Meeting – Monday, February 2, 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: CGCA Treasurer Dorrine Livson (Worthington-Woodlands), Tom Bock (Fulton Park), Mike Burdi (Suburban Manor), Evelyne Cantave (Beaver Hill), Lorraine Cantori (Greenburgh Action Alliance - Hartsdale), Lucas Cioffi (Central Park Avenue) Paul Colten (Hilltop Farms), Lloyd Cort (Parkway Gardens), Tanya Dragic (Greenburgh Action Alliance - Hartsdale), Major Fareed (Juniper Hill), Ellen Foley (East Irvington), Alicia Ford (Parkway Homes), Maria Gomez (Fulton Park), Richard Grant (Hartsdale Park), Brian and Fran Martin (Fulton Park), Maria Pecora and Bill Sullivan (Sprain Brook Parkway), Ella Preiser (Beaver Hill), Carol Sarcinella (Hartsdale Park), and Carol Wielk (Secor Homes). Also joining the meeting was Greenburgh Town Councilman Francis Sheehan.

**CGCA Minutes** of the December 8, 2025 CGCA Meeting were approved as written. The approved Minutes will be posted on the CGCA website (cgca.info).

**CGCA Treasury.** Treasurer Dorrine Livson reported that the balance in the CGCA checking account, as of January 31, 2026, was \$969.39. She noted the bill for the Zoom meetings (\$120.00) has been paid and the more expensive bill for the CGCA website will come due next month. She said to date she has received dues (\$35.00 for 2 years) from twelve groups. She welcomed two new members - Lucas Cioffi from Central Park Avenue and Maria Pecora and Bill Sullivan from Sprain Brook Parkway. Mrs. Livson urged everyone to send the dues in promptly because she doesn’t like having to run to the bank multiple times to make deposits.

### **FORENSIC “AUDIT” vs FORENSIC “REVIEW” NUMEROUS VERY DISTURBING ISSUES DISCLOSED**

Madelon O’Shea commented that the Town Board’s resolution (11/3/25) sought a “forensic audit,” but what the Town received was not an audit but a “review.” Dorrine Livson mentioned there are specific state guide lines and requirements for an audit. She said this review revealed a lot of problems. Carol Wielk called it a devastating review and said she was appalled. She asked when the firm was hired.

Councilman Francis Sheehan responded that the Town’s new Comptroller revealed to him (as liaison to her department) that she didn’t know if she could stay, based on what she was finding in her review of past budgets. She didn’t want her name or reputation impugned. He said he didn’t want to lose her so he initiated the need for a forensic audit in August 2025. The vote was adjourned because Supervisor Paul Feiner didn’t want the forensic audit and dragged out the process. He even objected to looking at only four years (2020 - 2023), and wanted the year 2024 included. Mr. Sheehan said final figures for 2024 would not be available until December, so it was decided not to wait. A resolution was put on the agenda, November 3, 2025, and the four Town Council members approved the resolution to retain the firm (EFPR) to provide an audit. Mr. Feiner voted against the resolution.

Mr. Sheehan agreed what was received was not an audit, which would have required much more extensive work. He said the “review” shows there are serious problems that must be addressed, and he noted it does not preclude the Town from going back and requesting a deeper dive if one is deemed necessary. He said the firm was very thorough and did a tremendous amount of work reviewing Town documents. Since the former Town Clerk did not keep Minutes of Town Board meetings, the firm used AI to create Minutes of those meetings and analyzed them to assure that monies moved were done so with the permission of the Town Board.

Lorraine Cantori inquired whether Greenburgh had sold any of its debt to a collection agency. She noted there was \$3,136,000.00 in outstanding parking tickets in February 2025 with \$2,635,000.00 being over three years old. An outside collection agency is responsible for collecting that debt, but Mr. Sheehan said the Town has not sold any of its debt.

Mrs. Livson asked if other departments, such as DPW or TDYCC which were not mentioned in this forensic review, should also be reviewed. Mr. Sheehan responded that if there is an issue with any department, the Comptroller will find it and bring it to the Town Board's attention.

Lucas Cioffi said he hadn't seen the document yet and asked about the amount of unpaid property taxes which was \$20+ million a few years ago. Mr. Sheehan responded the amount is up to \$32 million now.

Bill Sullivan inquired whether the reserve was used to bring down any deficiency or for specific items. Mr. Sheehan responded that the problem started in 2018 with the adoption of the 2019 budget when \$7 million was "Reserved for Court House." In 2019, the Town Board voted to reserve another \$12.5 million in the 2020 budget because the Town definitely needs a new Court House in order to be ADA compliant and deal with other issues. He noted the Supervisor has claimed he did what he did regarding moving money to the fund balance to bring down the tax rate because he wanted to help people who were hurting during COVID. But Mr. Sheehan said this attempt to mislead the public and the Town Council started two years earlier, before the COVID pandemic began in March 2020 and continued during COVID. He noted it looked like the Town was doing well financially and could afford infrastructure improvements. An awful lot of money was spent on sidewalks. He said the Comptroller told him she found it unconscionable to ask taxpayers to pay another \$39.4 million for a Court House they already paid for. He noted that is what we will have to do. While \$7.4 million has been reserved for the Court House, the other \$32+ million flowed into the fund balance at year ends (2019-2022) and was used for absolutely anything - sidewalks, salary increases and lowering the property tax rate.

Mr. Sullivan asked if it was normal to have an unrestricted pool in the budget and if so, what it could be used for. Mr. Sheehan said it is normal for unspent funds to be placed in the fund balance at year end. For example, money set aside to buy a piece of equipment that is not spent goes into the fund balance. He noted there is a "contingency" line in the budget to deal with unexpected expenses, for example: a sewer main break. And if those funds are not sufficient, you can draw from the fund balance. Mr. Sullivan noted there regularly are budget transfers approved at Town Board meetings. Is that proper? Mr. Sheehan said it is normal, but the Town Board can question the transfers and has to vote for any change. Mr. Sullivan suggested you may be hiding something if every time you go over budget in one department, you can increase it by a transfer. Mr. Sheehan said the process is transparent and at the end of the year the budget will show the original amount and any revised amount.

Ms. Wielk asked three questions:

- (1) Does the fund balance line count as one of the things rating agencies use? Mr. Sheehan responded "Absolutely." He noted Supervisor Feiner regularly brags about the Town's Aaa bond rating.
- (2) Does the Comptroller understand that she reports to the whole Town Board and should inform them about any major accounting issue? Mr. Sheehan responded "Yes," and encouraged everyone to read the Town Council's response to the Supervisor's message in the approved 2026 budget. He noted this is the first time ever that Council members have responded to the Supervisor's comments. Mrs. Livson said she would forward the message to all on the CGCA email list tonight. Mr. Sheehan urged that she also send the Supervisor's letter. He noted the Supervisor wanted to do it again to bring down the tax rate.
- (3) Is it now the policy that any transfer of significant value has to be brought before the Town Board? Mr. Sheehan responded that has always been the policy. The Supervisor just didn't comply with it.

Mr. Sheehan noted that the Supervisor has regularly harassed the Comptroller in front of her staff for doing her job. The Supervisor asked what the current tax rate would be for 2026. When the Comptroller replied 17%, he told her to sit at her desk until she got it down below 3%. Mr. Sheehan said that could only happen if fund balance was used, and the Comptroller said you can't do that. At a recent Town Board work session, the Supervisor stated that he is the Chief Financial Officer and the tentative budget is his budget and the Comptroller is expected to follow his directive. The Supervisor is quick to say he did nothing wrong.

Ms. Cantori suggested that in addition to all the money owed for unpaid water bills, parking tickets, and property taxes, she believes it is imperative for new legislation regarding tax exempt properties and tax certiorari cases. She also noted other surrounding communities pay \$5,000 to \$8,000 to certain employees when they join their spouse's health insurance policy. She questioned why Greenburgh pays so much more. Mr. Sheehan noted that health insurance has become extremely expensive - \$40,000. He said if the Town did not offer the current \$20,000 "buy out" to employees covered under a spouse's policy, it would cost taxpayers \$40,000. He pointed out the Supervisor frequently brings up this issue and brags that he is not taking the "buy out." Mr. Sheehan noted the Supervisor's wife is a New York State employee with insurance, so the Supervisor is actually costing Greenburgh's taxpayers \$20,000 more by not taking the "buy out."

Mike Burdi said it is important to hear from the former Comptroller, how she was treated and how she was instructed to handle issues. Mr. Sheehan said it is not clear whether she had the same stamina, and it is likely the Supervisor would throw the former Comptroller under the bus.

Lucas Cioffi said he presumed the Supervisor followed the process for getting the money moved from the reserve column to fund balance. Mr. Sheehan said each year the Town Council members voted for the money to be reserved for the Court House, but what happened was almost like a pocket veto. No action was necessary. At the end of the year, the money automatically went into the fund balance. No one noticed. Ellen Foley asked if some departments desperately needed the money or if perhaps too much money was set aside for the Court House. Mr. Sheehan noted if the money had been properly restricted at the end of the year it would have been removed to a restricted line. The fact that the funds went into the fund balance gave the impression that the Town had plenty of money to spend on other things and to keep property tax increases extremely low.

Mr. Sheehan also noted that the Town has more debt than we are likely to collect. He said the Supervisor now wants to sell that debt to a collection agency. That would mean a widowed 95-old who is behind in taxes might lose their home to a collection agency. Mr. Sheehan noted in the past the Town tried to work with home owners so it wasn't necessary to foreclose on a property. In years past if you had a million dollar home that owed \$250,000 in back taxes and penalties, the homeowner would lose that money and the Town would get \$750,000. He noted the Town lost money on other properties, so it was a wash. He noted under the new rules, a municipality does not get as much money because anything received over the unpaid taxes and penalties goes back to the property owner. If the Town loses money, it has to write it off.

Ella Preiser asked why the increased water rates that the Town Board approved in May 2023 were never implemented. Mr. Sheehan said he wasn't sure but some say it was because of COVID. He noted the Water Advisory Board was upset. He also noted the huge number of late payments and the fact that no penalty or interest was assessed for these late payments for water service.

### **SUSTAINABLE WESTCHESTER ENDS CCA PROGRAM**

As previously reported, the Community Choice Aggregation (CCA) program that was overseen by Sustainable Westchester has ended. All those enrolled in the ESCO contract for electricity supply were returned to the default service provided by Con Edison, effective December 1, 2025. Sustainable Westchester was accused of providing misleading and inaccurate information and Noam Bramson, its Executive Director, was being investigated for criminal and ethical violations.

Ella Preiser noted that her Con Edison electricity supply cost and that of the Livson family, mainly for the month of December, was 11.42¢ per kWh. This was slightly cheaper than the 11.81¢ per kWh cost of electricity supply that the Sustainable Westchester chosen ESCO had planned to charge residential customers. Mrs. Preiser noted she has not yet received her Con Edison bill for the month of January service, but given the frigid weather we have been enduring, she expects the total bill will be high, regardless of supply costs. Madelon O'Shea said her bills have been "mortgage sized," and she knows people who have received monthly bills over \$1,000.

### **FUTURE CON EDISON BILLS GUARANTEED TO BE MORE COSTLY**

Ella Preiser noted whether utility users decide to join another ESCO or remain with the default supply provided by Con Edison could make a difference. She guaranteed what will be more costly on everyone's future Con Edison bills are the sections entitled "Your Delivery Charges." In 2025 Greenburgh and other municipalities banded together to hire an attorney (paying less than \$10,000 each) to argue before the Public Service Commission (PSC) against the requested rate increases for delivery charges being sought for both electricity and natural gas. In January it was announced that 40 Westchester municipalities agreed to 2.8% increases for electricity and 2% increases for gas over the next three years. This was considerably less than Con Edison sought. Meanwhile Con Edison paid \$12.3 million to hire consultants and lawyers to argue on its behalf for much higher rate hikes. Guess who won? And guess who has to pay that \$12.3 million for Con Edison's consultants and lawyers?

On January 22, 2026, the PSC approved delivery increases for a three-year period. Charges for delivery of electricity will increase 3.6% in 2026, 3.3% in 2027 and 3.3% in 2028 - a total increase of 10.2% for the three years. Charges for delivery of natural gas will increase 2.4% in 2026, 7.8% in 2027 and 5.6% in 2028 - a total of 15.8% for the three years. These increases are 85% less than Con Edison originally requested. Con Edison has almost 5 million customers and about 414,000 of them are currently at least 60 days behind on their payments and owe about \$871 million. Statewide about 1.3 million utility customers are at least two months behind and owe over \$2 billion. Given these hefty delivery rate hikes, the numbers of late payments are likely to grow.

### **UTILITY COSTS INCREASING - DATA CENTERS MAY CREATE PROBLEMS**

Madelon O'Shea mentioned recent articles in the *Wall Street Journal*. One read "Frigid weather gives natural gas prices biggest lift in years." Another said "Soaring electric costs becomes a politically charged issue." She noted in Florida there are a number of properties with acres of dead citrus trees that are being looked at for data centers. She said the local communities are getting nervous because many homeowners in Florida rely on well water and they are concerned their access to water could be affected because data centers are known to consume huge amounts of water in addition to a lot of electricity. Paul Colten mentioned a few months ago the Hilltop Farms community was informed a data center wanted to locate on the Fortress Bible Church property off Dobbs Ferry Road. He noted the idea was shouted down at the community meeting. It was not a popular idea.

### **NEW STANDARDS FOR FIGHTING LITHIUM BATTERY FIRES**

Tom Bock reported that the International Organization for Standards (ISO) has now identified a separate "Class" for fighting fires involving lithium-ion batteries. He noted originally fire fighters were told that copious amounts of water could control or extinguish such a fire, but it was discovered that was not true. Next it was recommended to put a blanket over a vehicle on fire containing a lithium battery. Now fire fighters are told not to use a blanket because it can trap toxic gases produced during the fire. He said another concern is the battery backup units located throughout the Town, including one at 660 White Plains Road, near the Marriott Hotel. He noted there are bollards around it, which protect it to a degree, but once there is thermal runoff during a fire, there is no control. He said the Town appears ready to approve anything an applicant proposes regarding lithium batteries, and applications claim fire departments can control these fires, but that simply is not true.

### **IN-HOUSE QUORUM REQUIREMENT TROUBLESOME**

Madelon O'Shea expressed concern about Greenburgh and NYS requirements that demand an in-house quorum for a legal meeting of certain boards. Councilman Francis Sheehan agreed that the Town and state law deem a legal meeting can be held on line as long as a quorum of the board is present in a publicly accessible location. Mrs. O'Shea asked why this is necessary since the public can obtain a link to attend Zoom meetings. Mr. Sheehan said in part it was a means of getting everyone back together in person after COVID. Mrs. O'Shea noted this is having a negative impact on some Town boards. She said the Planning Board has cancelled meetings because of lack of a quorum, and the Historic & Landmarks Preservation Board has been unable to hold meetings for two months because people are on vacation and out of the country. She said that the H&LPB is supposed to hold meetings twelve times a year, and members have said they would happily attend a Zoom meeting while away.

She noted H&LPB members have sent letters to all state, county and town legislators about the problems but have received no response. Mrs. O’Shea also noted some board members are hesitant to drive during this time of extremely cold weather and icy conditions

Mr. Sheehan acknowledged that some boards have struggled to find people able to serve because of this need for a quorum to be physically present. He noted to help address the problem, the Town Board has adopted legislation reducing the number of people serving on both the Planning Board and the Antenna Review Board.

### **TASK FORCE - POSSIBLE RESPONSE TO WATER MAIN BREAK**

Madelon O’Shea inquired about the “Task Force” the Supervisor is proposing. Dorrine Livson noted she sent out the information. Mike Burdi said he believes it is in response to the water main break that occurred during the Martin Luther King weekend that impacted 1,000 households on Central Avenue. While he was talking with Supervisor Paul Feiner, Mr. Burdi mentioned that in his prior life working with New York City, there was an Office of Emergency Management to address such issues. Mr. Burdi said he learned that the Greenburgh Police Department has an Emergency Operation Center (EOC). He said he suggested to the Supervisor there should be a group that could be activated to put out information during emergencies - snow storms, fires, power outages, etc. - to keep people advised of conditions and a safe place to go if in distress.

Councilman Francis Sheehan acknowledged that Greenburgh does have an EOC, but noted only the Supervisor can declare a state of emergency in the Town, and he did not do so for the water main break, when there would have been no cost to the Town. Mr. Sheehan noted if the Supervisor declares a snow emergency, it means it is too dangerous to drive and employees do not have to show up. There is a cost, since those employees who must show up get paid extra.

Back to the water main break. Mr. Sheehan said the Supervisor put out an email apologizing for the problem and stating that water would be back on soon. Mr. Sheehan said the problem was enormous and took more time than expected during the frigid weather. He noted the Town did not even have the pipe needed to make the repair and had to call neighboring municipalities asking for a pipe that was 30-inch wide and 14-foot long. Fortunately Scarsdale had one in stock. During this event, the Town relied on homeowners saying they had no water to determine that fifteen (15) valves had to be shut off. Workers had to dig out these valves. Some were frozen and had to be thawed to turn them. Other workers were down in the pit pumping out freezing water to install the new pipe. A truck DPW was using flipped over and a worker was injured. Frank Morabito, the Town’s Building Inspector and Deputy DPW Commissioner, was on the site during all of this and was actually holding the bloody hand of the injured worker during one of Supervisor Feiner’s calls. Mr. Sheehan noted that the Supervisor wanted to put a letter into Mr. Morabito’s file citing insubordination because he did not return all of the Supervisor’s phone calls. Mr. Burdi said he didn’t think the Supervisor knew that DPW Commissioner Rich Fon was on vacation and out of the country during this problem.

Mr. Burdi suggested a task force might devise some “old school ways” and implement some dry drills on how to keep residents informed on what to do during a disaster. Mr. Burdi said he tips his hat to the workers who handled this holiday weekend water main break crisis during such frigid weather. Lucas Cioffi said considering the size of the problem, he was impressed with how quickly the Town repaired this major water main break. He agreed there was room for improvement in the distribution of information about this incident.

### **POSSIBLE SIDEWALK DISTRICTS?**

Madelon O’Shea mentioned the gentleman from Greenville who spoke at the Town Board meeting (1/28/26) about the Town’s legislation requiring property owners to remove snow from sidewalks. The speaker said he leaves early in the morning and has a person clean his driveway and sidewalk before he leaves. He noted the Town plow then comes and throws the snow back onto the driveway and sidewalk which must be cleared again.

Supervisor Paul Feiner acknowledged there are problems with the Town's legislation and said the Town Board would discuss these problems at its work session.

Lorraine Cantori noted the Town is planning to construct sidewalks all along West Hartsdale Avenue later this year. She questioned whether the homeowners will be responsible for maintaining them and suggested the Town should set aside money for their maintenance. Ms. Cantori said she is most concerned about the liability, and it does not just involve snow removal. If a person falls at any time, the property owner is liable. Mrs. O'Shea noted the gentleman who spoke pointed out that the Town usually owns the first ten or fifteen feet of the property along a roadway, so if a sidewalk is placed there, why is maintaining it the adjacent property owner's responsibility. Mr. Burdi noted he raised this issue before the Town Board and never received an answer.

Lucas Cioffi suggested there could be a discussion about creating sidewalk districts at next month's CGCA meeting. He said one size does not fit all and this may be appropriate for some neighborhoods but not for others. Dorrine Livson stated it would be like a sewer district, and only property owners within the district lines will see their taxes go up. Mrs. O'Shea noted her property is part of the Edgemont Circle Drainage District. She said all property owners in the area paid additional taxes, but the bonds eventually were paid off.

### **SNOW CLEAN UP CONTINUES**

Mike Burdi reported that Supervisor Paul Feiner appeared on Channel 12 News tonight blasting state employees for leaving mounds of snow on Central Avenue near the Four Corners, negatively impacting businesses. Mr. Burdi said the Supervisor was partly correct, because it is over a week and people couldn't park and patronize the merchants. But Mr. Burdi noted there were bull dozers and trucks removing snow when he was there at 6 p.m. tonight. Paul Colten said when he drove down Knollwood Road to the Acme store, he saw a woman walking in the road way because the sidewalk was iced over. Ella Preiser noted she had a doctor's appointment today and roads in her neighborhood were literally one lane wide, forcing cars to find open spaces to pull over to allow another car to pass in the opposite direction. And she noted this was true not only in her neighborhood but along the State roads and other Town and Village roads she traveled. Alicia Ford said sidewalks were covered in White Plains and people had to walk in the street, and in Elmsford only one car could get through at a time.

Mr. Burdi mentioned the snow mounds at the bus stop at Route 119 and Hillside Avenue are about three feet high and people were standing in the road bed waiting for the bus because there was no cut-out from the bus shelter. He asked who was responsible. Mr. Sheehan noted it is a state road. Mr. Burdi asked what can be done to better communicate the problem with the state. He said there should be a plan in place to deal with it since it is over a week now. Mr. Sheehan said he didn't think there was a communication problem and it is more likely a lack of resources or action by the state. He noted he was in New York City one day last week and the cut-outs at the street corners appeared to be only a little wider than a balance beam in the Olympics.

Carol Sarcinella said she doesn't understand why people are so upset over an event we cannot control. She noted back in 1947 returning soldiers lined up with shovels looking for jobs to earn a little money. That doesn't happen today. She said when a storm like this one happens, we just have to cope with it. She noted she got caught in traffic, too, and just turned and went the other way. Carol Wielk said a number of people came to her door willing to shovel for a fee. Mr. Sheehan said the Town will be putting out a rather lengthy list of people to call who will shovel if you pay them. Mrs. Ford said her husband is a foreman with the Sanitation Department. He had to get up early to shovel the snow to be at work at 6 a.m. to schedule the workers. She noted the Department has been working around the clock to clear the streets. Lloyd Cort said we need more heat - the temperature in Juneau, Alaska was 32°, but only 22° in Greenburgh. Mrs. Ford said she has friends in North Carolina and Georgia where they received a foot of snow and do not have the needed equipment to clear it. Mr. Cort said he has family members living in Maryland in a million-dollar home and they have no Sanitation Department and must rely on kids and neighbors to clear the snow. Madelon O'Shea noted there were snowflakes in Florida and frost to scrape off car windshields. All agreed it was a major storm leaving 14-17 inches of ice-covered snow

with possibly more to come this weekend. Mr. Cort noted there is no place to put all the snow and we don't have enough trucks to haul it away. It was noted those who left cars in the streets made it more difficult for those plowing. Ms. Wielk sent kudos to the Sanitation Department for the work they are doing. She noted they were around her cul de sac at least a dozen times. All agreed the workers deserve our thanks.

### **A NEW PERSONNEL MANAGER HIRED**

Questions were asked about the resolution for a "Personnel Manager" listed on the Town Board Special Meeting agenda (1/20/26). Councilman Francis Sheehan replied that the new person hired will begin working in two weeks and will replace a person who is leaving. Mike Burdi asked if she would be responsible for the whole Town. Mr. Sheehan noted the position reports to the Comptroller's office. He said the goal was to have a separate stand-alone Human Resources (HR) department, but everything needs to be re-thought because of the Town's current financial situation.

### **WHO ARE NEW BOARD MEMBERS?**

Madelon O'Shea asked if there was any reason why the public is not provided information regarding people who are appointed to sit on various Town boards. She said in the old days she knew everyone, where they lived and what their background was. Today she is totally clueless as she has never seen these new appointees ever attend a Town meeting. She noted it is impossible to encourage people to apply for vacancies on boards if the public knows nothing about the geographical or background diversity of existing board members. Councilman Francis Sheehan agreed there have been quite a few changes, especially to the Planning Board. He noted CD&C Commissioner Garrett Duquesne maintains a map with dots on it to record geographical diversity. Mrs. O'Shea said the public should be provided with some basic information - not a street address but the section of Town, how long the person has lived in Greenburgh, and what specific knowledge, skills they bring to the position.

### **TAXTER ROAD SIDEWALK ISSUE UNRESOLVED**

Ellen Foley mentioned that residents in the East Irvington area continue to have major concerns about a promised sidewalk along Taxter Road that has been discussed repeatedly over the last fifteen to twenty years. She noted in recent years other neighborhoods have received about thirteen miles of sidewalks in Greenburgh. She said there are five or six homes on Taxter Road that would be impacted. A planned sidewalk would connect to Sunnyside Lane where there is a sidewalk and people walk to get the bus and to go to the train station in Irvington. She also noted a sidewalk and crosswalk on Taxter Road would provide safe access to the new kiddie playground in the area. At present the only way to get there is by vehicle. Mrs. Foley said Taxter Road is a rather dangerous route as numerous speeding vehicles use the road as a short cut to get to Broadway in Irvington.

### **SUPERVISOR WANTS TO CHANGE FINNERAN LAW**

Maria Pecora mentioned that Supervisor Paul Feiner put out an email stating he wants to open up the pool at Anthony Veteran Park (AVP) to 25 Village of Ardsley families that don't have access to pools. Dorrine Livson noted that Mr. Feiner attended a Parks & Recreation Advisory Board meeting and proposed that the Finneran Law be changed to allow entrance to residents from the Villages. In response to questions about how much they would pay, he suggested \$1,000.00 per family which would give the Town \$25,000. He claimed this would make it possible to keep the pool open an additional week. Mrs. Livson noted it would be difficult to get life guards since after Labor Day, most must leave to attend college. She said the Parks & Rec board took a straw vote and decided to continue the discussion at its next meeting. However, the very next day Mr. Feiner put out the email claiming that the majority of the Parks & Rec Board was willing to change the Finneran Law. She stated that simply was not true, the board members wanted more information.

Mrs. Livson said she was here in the 1970s when the Town bought the Scarsdale Bath & Tennis Club. She noted after a lawsuit, the Finneran Law was passed and all the villages were given the opportunity to buy in. They all refused because they didn't want to pay taxes to maintain the park facilities. She said she will never vote to allow them in, as it is not fair to Unincorporated taxpayers who have paid to maintain the facilities all these years. She

said she has spoken to many people who object to the proposal. Mrs. Livson noted that Sportstime is putting up a private tennis court facility in the AVP and the Town will be receiving a substantial sum of money from them, but this is not the same. Carol Wielk noted the entrance to the park is located in the Village of Ardsley and the Village does not allow people to park anywhere along the entrance road.

Ms. Pecora asked if the 25 families would be divided equally among all six villages and how do you determine what a family is. Mrs. Livson said that only the villages that do not have a pool want in and other issues will be discussed at a future meeting. Madelon O'Shea said she imagines this would require a Public Hearing before the Town Board. Councilman Francis Sheehan said this is not going to happen. He said Supervisor Feiner raised this issue after he found out that Barry McGoey, who lives in Ardsley, was planning to run for Supervisor. It's Paul's way of attracting Ardsley voters. Mr. Sheehan noted this is all political and there is a major disadvantage to certain people if Ardsley is given access to using the pool. Those homes in the Town with access to both the Ardsley schools and Greenburgh recreation would be worth more than those who do not have access to both.

### **ZBA LIKELY TO DENY TACO BELL VARIANCE REQUESTS**

Madelon O'Shea said she thinks it is likely the proposed application for a Taco Bell on Central Avenue near the Four Corners will be turned down, based on the discussion during the deliberation session of the ZBA meeting (1/15/26). She noted a large number of residents from the adjacent Hartsdale Gardens apartments attended the ZBA meeting and spoke against the application. The main issues were traffic, noise and the fact the site is too small for what they want. Carol Wielk said she is friends with the wife of the superintendent of the three adjacent apartment buildings and she thinks the variances will be denied. Paul Colten said he spoke with the attorney representing the apartments after the ZBA meeting in October and suggested that vehicles with loud exhausts will be visiting this Taco Bell at 3 a.m. The case was closed for decision only.

Mrs. O'Shea pointed out that because so many residents attended and raised concerns about this application, it proves that "bodies count." She noted if more residents attended meetings on other controversial issues, they might have made a difference. Mr. Colten noted it was easy to rally all the support because of the residents' proximity to each other. He noted in most cases the residents are more spread out.

**Contaminated Soil Cleanup Continues.** Lorraine Cantori inquired about the status of the Dobbs Ferry Road housing to be built on contaminated soil. Dorrine Livson replied that the former Elmwood Country Club property is still going through the extensive environmental review process to clean up the contaminated soil. Councilman Francis Sheehan agreed and noted that the land has to be cleaned to the highest standard in order to build single family homes.

**Governor Seeks Amendment of SEQRA.** Madelon O'Shea asked if anyone had information on NY Governor Kathy Hochul's plan to cap the time and cost of reviewing plans to accelerate construction of affordable housing. The Governor wants major reforms to the State Environmental Quality Review Act (SEQRA) to bypass lengthy environmental review of such things as water quality, air quality and other standards. The cost would be capped and a review must be completed within a year.

**Thanks Again to Dora and Shelly.** The CGCA appreciates the work you do maintaining the website and making arrangements for these CGCA meetings.

**Next Meeting.** The next CGCA meeting is scheduled for Monday, February 23, 2026 at 7:30 PM via Zoom.