COUNCIL OF GREENBURGH CIVIC ASSOCIATIONS
Minutes of Meeting – Monday, July 27, 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), Alex Anzer (Hunter Lane), 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), Ellen Foley (East Irvington), Alicia Ford (Parkway Homes), Richard Grant (Hartsdale Park), Dawn Joell (Parkway Gardens), Arthur Kahane (Ridge Road), Maria Pecora & Bill Sullivan (Sprain Brook Parkway), and Ella Preiser (Beaver Hill. Town Councilman Francis Sheehan also attended the meeting.

CGCA Treasury. Treasurer Livson reported that the balance in the checking account, as of July 27, 2026, is $1,172.48.

CGCA Minutes. Paul Colten sent word that the June 29, 2026 Minutes contained incorrect information regarding the June 1st Minutes. He noted the sidewalk where he a saw a minivan parked was not the sidewalk from the Health Center, but rather the new sidewalk on Dobbs Ferry Road. Otherwise, the June 29th Minutes were approved and will be posted on the CGCA website (cgca.info).

CGCA SUPPORTS GRANT FOR EAST RUMBROOK PARK EXPANSION

Dorrine Livson reported that in January 2026, New York State approved money for grants for playgrounds. She noted the Town Board has approved applying for this grant money, and CD&C Commissioner Garrett Duquesne has asked the CGCA if it will support the grant application for the East Rumbrook Park Expansion Project. Mrs. Livson said in 2017, that she, Paul Colten, Mike Burdi, Terri Tori and Carol Wielk supported the idea that the 14.2-acre parcel, which will be acquired by the Town as part of the redevelopment of the Elmwood Country Club, should be developed as a Universal Park. She noted the Worthington-Woodlands Civic Association endorses this proposal and she has reached out to and received positive replies from County Legislators (Jewel William Johnson and David Imamura), State Assembly members (Mary Jane Shimsky, Amy Paulin, and Mike Benedetto, who is chair of the Education Committee), and three of Greenburgh's ten school districts (Ardsley, Edgemont, and Elmsford). The application for this grant must be filed by July 31, 2026. Mrs. Livson also noted that the Town was awarded funding ($250,000), from Congressman George Latimer and State Senator Andrea Stewart-Cousins, for creating a new entrance into East Rumbrook Park.

Ella Preiser suggested that the CGCA send a letter of support and recommended that the letter clearly state that the entire 14.2-acre parcel should be developed as a Universal Park, providing playgrounds, trails, equipment and open space to serve residents of all ages and abilities, including those with handicapping conditions. Mike Burdi seconded this suggestion and said this kind of a park is long overdue in Greenburgh. It is unknown how much money will be available from the grant or how much it will cost to develop such a park. Mrs. Livson noted that the owner of the former Elmwood Country Club property has promised some funding. Madelon O'Shea asked if local developer's escrow funds could be used for this purpose. She noted several years ago escrow funds were used to build playgrounds at two Edgemont elementary schools, including some "Universal" equipment at the Greenville School. Councilman Francis Sheehan noted escrow funds are not for any particular area. A vote was taken and those present unanimously supported applying

for this grant and that any money received be used to develop a Universal Park. A letter of support will be sent to Mr. Duquesne tomorrow.

DEPUTY BUILDING INSPECTOR CREATES BUSINESS-FRIENDLY WEB PAGES

Dorrine Livson reported that she forwarded links to all on the CGCA mailing list of information on two new Town web pages that were created by Deputy Building Inspector Liz Gerrity. One web page lists the names of new businesses that have recently been granted approval and the status of these applications. The other web page explains the process that a new business must go through in order to obtain approval to operate in the Town. Madelon O'Shea noted that most on the list of new business openings seem to be restaurants. Alicia Ford said she is glad they are not more car dealerships. Mrs. Livson said that the reason most new businesses are restaurants may be because people have stopped going to stores to buy things. They order items on line and have them shipped to their homes in a day or two.

NEW NATURE CENTER "WELCOME CENTER" OPENS

Dorrine Livson reported that she forwarded to all on the CGCA mailing list, links to information on the new Welcome Center building at the Greenburgh Nature Center. All present at the meeting agreed that this is an impressive addition to the Center and it will provide helpful information to visitors. Mrs. Livson noted that the Parks and Recreation Advisory Board approved $75,000 for creation of this addition. Mike Burdi noted that a new Hyundai dealership will be opening on Central Avenue, and the business property backs up to the Nature Center property. Madelon O'Shea expressed concern about possible noise impact on the animals that are kept on the Nature Center land close to this car dealership.

CONCERNS RAISED ABOUT NOISE

Dorrine Livson mentioned that Alex Anzer found an article that said the City of Yonkers had increased the allowable noise decibel level from 65 to 85. The State of Connecticut has also increased permitted noise decibel levels. All present at the meeting agreed we do **NOT** want Greenburgh to approve such an increase.

Madelon O'Shea said although her home is located a considerable distance from Central Avenue, the sound from cars drag racing along the street is overwhelming at certain times, mainly early evenings and weekends. She said someone told her that the Midway Shopping Center is a "staging ground" for these drag races. She suggested that better police patrolling is needed from Curry Chevrolet to the Yonkers border. It was suggested that mutual work with the Scarsdale and Yonkers police departments may be helpful. Mrs. O'Shea asked Lucas Cioffi if he is bothered by the noise. He said he does not live as close to Central Avenue as he used to, and that his civic association is just getting started and will be looking into how to make things better in the area.

Maria Pecora noted there is also noise from drag racing almost every night along Route 9A. Mike Burdi stated that the solution rests with one word – enforcement. Paul Colten agreed and noted that the problem will never stop unless there are consequences. Mr. Cioffi suggested it may be possible to create an App to report the matter to the police in an organized way. Mrs. O'Shea said the Police have to start taking these noise complaints seriously and start issuing tickets.

Mike Burdi inquired whether there were noise problems from Captain Lawrence's Brewery over the July 4th weekend. Mr. Anzer said he was out of town at the time. Mr. Burdi also inquired about noise from the car dealership. Mr. Anzer said he has two nearby car dealership – Volkswagen and Jeep. Both set off car alarms

every few minutes to find the next car to service in their parking lots. He noted he expected the police to come with noise meters, but they haven't, and he will file a request again in September. Mrs. O'Shea asked why the police don't do periodic monitoring without someone filing a complaint. Mr. Anzer said there are a lot of guidelines in the code regarding measuring decibel level that must be followed in order to issue a ticket.

PEDESTRIAN SAFETY IN PARKING LOTS

Madelon O'Shea raised concerns about pedestrian safety in shopping center parking lots. She said last Friday she was almost hit by a car that whizzed around her as she was in a crosswalk at the Midway Shopping Center. She asked Councilman Francis Sheehan why there are no signs stating "Yield to Pedestrians in Crosswalk" in Greenburgh shopping center lots. She noted such signs are present in shopping center lots in other municipalities. He said he would look into the matter but noted shopping centers are private property. Ella Preiser mentioned that New York State Vehicle & Traffic Law (§1660–a) allows Towns to adopt legislation regulating traffic in parking areas and driveways on various private properties, such as shopping centers. She noted the Town has approved some traffic regulations in shopping centers in the past.

Mrs. O'Shea noted that several years ago she was part of a committee, chaired by former Town Board member Diana Juettner, that consisted of Dorrine Livson, Ella Preiser, her late husband Rod, the police department and the planning department. The committee visited about six shopping centers and identified problems that could be addressed during the approval process when applications were before various Boards. Mrs. O'Shea expressed concern about safety in the parking lot at the Sprouts store soon to open. Paul Colten agreed that this is an issue that should be addressed during the planning process.

Mr. Colten mentioned it is not just drivers but also shoppers and pedestrians who zigzag their way through the parking lot aisles causing dangerous problems as drivers are looking for parking spaces. Mr. Colten noted that the entire parking lot at the shopping center where Acme is located is in deplorable condition and needs to be repaved. Dorrine Livson said at least that shopping center has crosswalks. She noted that the new ShopRite on Route 9A does not have any crosswalks.

Those present at the meeting agreed this issue needs to be addressed and voted to send a letter to the Town Board, Police Chief, and Planning and Building Departments asking that regulations be adopted to safeguard pedestrians.

EAST HARTSDALE AVENUE SEWER LINE BREAK

Dorrine Livson reported that just before tonight's meeting, she forwarded two documents from Town Councilwoman Gina Jackson regarding the sewer line break at 100 East Hartsdale Avenue, including a chart and timeline of what has been done and what still needs to be done. She hoped everyone had a chance to look at the documents. No time was indicated when the job would be completed. Ella Preiser mentioned that Con Edison had not signed off on the plans. Mrs. Livson said she understands some things because when she had a sewer line break at her house, she had to contact 13 entities. However, she doesn't understand the price. She noted her break only cost $10,000 and it was not covered by insurance.

Arthur Kahane mentioned the July 22nd Town Board meeting which was quite contentious. At the meeting a lot of objections were raised by those who believed this was a no-bid contract for the sewer line repairs.

People complained this was not an emergency because it happened more than two years ago and things have been stabilized. Mr. Kahane noted he sent an email to the Board urging them, if they were going to forego any new bidding, to at least get an independent construction cost estimate. He noted the projected cost is $5.1 million, with no cap. He said part of the public criticism involved the dual role that Frank Morabito plays as both Building Inspector and DPW Commissioner.

Councilman Francis Sheehan said that Supervisor Paul Feiner put out a posting urging people to attend the July 22nd meeting and telling them to raise complaints and say it was a no-bid contract. Mr. Sheehan noted he had worked many hours with others on the six-page resolution explaining the process that the four Town Councilmembers adopted. He said engineers at the time of the break decided repairs could not be made in place and it would be necessary to go around the outside of the building with a new line. The cost was estimated at $6 million, then $12 million, then $17, then $22, then $28, then $29 million. The Town Board agreed a new bid would be needed for this solution to go all around the building with new piping. However, Mr. Sheehan noted they had no clue whether this plan would work. They didn't know if they would hit bedrock or be able to maintain the pitch going around the building, and thought they might have to put in a pumping station. When Mr. Morabito was appointed DPW Commissioner, he found that a repair could be made in place. Mr. Sheehan said what they are waiting for now is Con Edison to sign off on the plans. He noted there are an unbelievable number of utilities under the hole. He said every other utility gave a "mark out" in ten days, but it is day 21 and hopefully Con Edison will do so soon. He said it is unlikely it will be done tomorrow because another terrible storm is predicted. He also mentioned that the secant piles retaining wall will have to go as deep into the ground as the building is tall to stabilize the building itself.

Mr. Sheehan said if it were necessary to go out to bid again, it would take six months to a year or more since there are no "construction grade" plans on which to bid. He noted the problem was still an emergency since the pumps have failed multiple times, including three times in the last two weeks. He said residents can still smell sewage (from toilets) in the corridor on the seventh floor of the building. He stated that the pumps are rented from United Rental and the Town's emergency contractor, Morano Brothers, replaces them. He noted Supervisor Feiner has contacted others to object, including a principal at the company that lost the bid to Morano Brothers. Mr. Sheehan said it was mentioned that those opposing have indicated they will ask for an injunction if the Town Council approves what they believe is a no-bid contract. Mr. Sheehan said this could add to the delay. (As noted, the resolution was adopted by a 4 to 1 vote, with Supervisor Feiner voting "no.")

Mike Burdi thanked Mr. Sheehan for clarifying issues but asked if the cameras were not available two years ago. Mr. Kahane also raised questions about when the cameras were available and the dual positions held by Frank Morabito, including that he was the Deputy DPW Commissioner two years ago when this break happened. [Note: Much of the conversation that followed involved "personnel" issues which I do not believe should be discussed publicly, so I have not included the discussion in these Minutes. Ella Preiser, CGCA Secretary.]

AMENDMENTS TO THE ZONING ORDINANCE

Ella Preiser reported that on July 15th, the Planning Board held a Public Discussion on the proposed changes to update the Zoning Ordinance. She noted former Planning Board members Walter Simon and Hugh Schwarz both spoke at the meeting and mentioned that it was not a good idea to hold public discussions during the summer months when many people may be away. Nevertheless, the Planning Board agreed to hold another discussion on these amendments during its August 5, 2026 meeting.

Mrs. Preiser noted that CD&C Commissioner Garrett Duquesne sent the proposed amendments to the civic associations on July 8th, which only provided one week (7 days) for residents to read and understand the 400+ pages. Madelon O'Shea said the process is not user-friendly. She noted she cannot read all these pages on an IPad or computer. She said, as a former school teacher, she needs a hard copy and red pen to note corrections, but the Town will not provide paper copies. Dorrine Livson noted that during the work on the Comprehensive Plan, discussions were held on sections and copies were made available to the public, not only at Town Hall but also at the Library and Community Center. Mrs. O'Shea said a Zoning Ordinance is a legal document and more important than a Comp Plan because it has direct impacts on our lives, our homes and our neighborhoods.

Mrs. Preiser said during the various Planning Board work session discussions, Board Chair Dylan Pyne and other members made a number of suggested changes that she agreed with. She thinks it would be more useful if the Town addressed these needed changes and made further amendments before asking the public to weigh in again. She said she plans to wait for the Town Board to hold Public Hearings on these amendments, and they better not expect residents to address all 400 pages of changes in five minutes or even ten minutes.

Ellen Foley said she watched the archived meetings of the May 20th and June 7th Planning Board meetings and found Mr. Duquesne's discussion and Planning Board members questions about certain proposed zoning amendments very helpful. She was especially interested in the proposed changes to the ADU legislation. She said some changes were good but others need more work. She agreed that understanding 400+ pages of changes in such a short period of time is beyond human comprehension.

Mike Burdi noted previously it was mentioned that "fast food" establishments are supposed to be 2000 feet apart. He inquired why Wingstop was approved with Chick-fil-A proposed directly across the street. Mrs. O'Shea said she raised concerns during the hearings on the Chick-fil-A application because Smashburger is less than 2,000 feet away. But she noted the Town seems to have different definitions and interpretations about eating establishments than the NYS Restaurant Association has.

A vote was taken for the CGCA to write to the Planning Board and other powers-that-be and inform them that holding these discussions during the summer is not a good idea and more copies should be made available.

DATA CENTERS – APPROVALS ON HOLD

Madelon O'Shea mentioned the nation-wide concerns about data centers and said the Town's golf courses with 109 acres of land would be likely sites in Greenburgh. She noted her son asked her whether the factories in Tarrytown and other villages were possible sites. She informed him they were developed with condominiums. Lorraine Cantori noted during last week's Public Discussion before the Planning Board on the Zoning amendments, data centers were mentioned. She applauded Hugh Schwarz who mentioned the negative impacts of data centers and battery energy storage systems (BESS) and suggested the Zoning Ordinance should be amended to require that these facilities create their own electricity supply and not draw from the grid.

Ella Preiser mentioned that NYS Governor Kathy Hochul issued an executive order (7/15/26) putting a one-year moratorium on approving permits for any new data centers that use at least 50 megawatts of electricity so that regulations can be adopted. A recent newspaper article quoted the Governor as stating there are more than 30 applications awaiting approval in New York, and if all were granted, we would not be able to turn on our lights.

FLOODING STILL A CONCERN

Madelon O'Shea asked Tom Bock if there had been any change in flooding in Fulton Park. Mr. Bock responded that there were no changes. He reported that during the heavy rain that fell last week, the pumps the Town installed did not help because they immediately became clogged with debris. He noted the debris is still there. He said water flooded into his basement as usual, but he was lucky and had only three feet. He said his sump pump failed but he was able to borrow one from a neighbor to pump the water out and that he was able to clear out and sanitize the basement in one day. He noted he got off cheap this time because his plumber was able to get his hot water heater going for only $400 and he was able to raise his washer and dryer on blocks ahead of the storm. He noted a neighbor called Channel 12 News and he allowed them to film the water in his yard and basement. Mr. Bock expressed gratitude to Lorraine Cantori who came and helped him clean the debris from his front and rear yards. Ms. Cantori said she hiked up and took pictures of the debris and noted the amounts were overwhelming. She stated at last week's Town Board meeting (7/22/26) that something must be done to correct this problem.

Mr. Bock noted all of his neighbors on his side of the street had water in their basements. He said he has lived there 38 years and Annette Purdy is a long-time resident, but many of the other houses have been purchased recently, even though owners selling a property now must disclose that the property floods. He said one of his neighbors called and asked him how much rain he thought would fall. He said anything over two inches means they will flood. She had four sump pumps going at the time. He noted when he challenged the assessed value of his property, Town Assessor Edye McCarthy felt comfortable with the figure, even though he doesn't feel he can sell his house for that amount.

Mr. Bock said drivers speed along Old Kensico Road thinking that if they go faster, they can get through the deep water. He noted this just creates waves which cause more rainwater to be pushed inside his yard and house. He said the police put up four cones at one end of Old Kensico Road but drivers just move them. They also moved sawhorses the police put at one end.

Mike Burdi asked Mr. Bock if the DEP has control of the Bronx River. Mr. Bock noted the DEP does have some control. He said he recently questioned a person who was using a weed whacker on the top of the waterway. The person replied that the DEP received complaints that they were not maintaining the brush. But he noted the DEP also stopped the Town from clearing debris from the waterway because they are more concerned with toads. Mike Burdi asked if the DEP could install cameras to catch individuals who litter. Mrs. O'Shea asked who is ultimately responsible, - the town, the state, or the Army Corps. Mr. Bock said he understands the Army Corps of Engineer built the waterway but the Town claims they have no records. Mr. Bock said he asked the Town's historians about this matter, but they, too, said they could find no information. He said it is not just a matter of clearing debris. It is time to get all the neighboring municipalities along the Bronx River together and demand that the river be dredged and made wider.

Ella Preiser noted that flooding also impacts the property owners along the Saw Mill River north of Elmsford. She said last week's storm fortunately did not flood her son's shops. Nevertheless, it was costly to him as he has to pay his employees the day before the storm to move tools, equipment and vehicles out of harm's way and the day after the storm to return the tools, equipment and vehicles where they belong. She said for the last several years the Town has worked with the Village of Elmsford to clear debris from the Saw Mill River, but she noted that were fallen trees across the river causing dams holding back tons of debris (lots of nickel deposit bottles) during this storm. The real problem is Climate Change and the huge amount of development that has been built within the floodplain, including most recently the Amazon warehouse in the Town of Mt. Pleasant which used to be a nursery with trees growing that absorbed the rainfall. She noted lately every time there is a heavy downpour, two lanes of Route 9A, from Warehouse Lane southbound, have been closed by police. This causes this busy, heavily trafficked road, to becomes a one lane route in each direction. She agreed with Mr. Bock that the only real answer is not debris removal but to dredge the rivers, both the Bronx River and Saw Mill River, which are no longer as deep or as wide as they once were.

RESPONSIBILITY FOR SNOW REMOVAL

Lucas Cioffi said that he would like to discuss snow removal at the August CGCA meeting. He agreed it is a little early in the season but he thinks it is important that the Town Board approve amendments to Town law to inform property owners that if they do not remove the snow from sidewalks, the Town will remove it and bill them. It was agreed that last winter's heavy snows created problems. There was no place to put the snow that plows dumped on sidewalks. And many property owners lacked equipment to clear the sidewalks. Tom Bock noted that he has a 24" gas-powered snowblower, but the snow plowed into his front yard was so heavy that he had to use a metal shovel to remove it.

Madelon O'Shea said there are a number of corner lots that have sidewalks on the side that does not face the front of the property and the owners must be reminded that they are required to clear the sidewalk on the side yard. Alicia Ford said property owners must also be reminded to clear the snow around fire hydrants. Mrs. O'Shea noted sometimes the Greenville Fire Department removed the snow around hydrants in Edgemont. Councilman Francis Sheehan mentioned that the Town will be holding a Public Hearing (8/12/26) on a proposed new law regarding required maintenance of property.

WILDLIFE ENJOYS GREENBURGH

Dawn Joell mentioned sitings of coyotes along North and South Roads in the Parkway Gardens area, especially one coyote that appears to be sick and possibly rabid. She noted you can also hear them howling at 7-8:00 PM. Alicia Ford mentioned sitings of many coyotes, bobcats, deer and rabbits in the Parkway Homes area and noted she has seen five (5) coyotes sitting in one neighbor's yard. Madelon O'Shea said she has seen some very healthy-looking deer that visit her neighbors' yards regularly for breakfast and lunch.

BUSY WEST HARTSDALE AVENUE – PLANNED SIDEWALK & HISTORIC STONE WALL

Lorraine Cantori mentioned that she counted 26 dump trucks on one day driving up and down West Hartsdale Avenue. She noted a couple of weeks ago there were surveyors out doing work for the proposed West Hartsdale Avenue sidewalk. Madelon O'Shea noted the proposed sidewalk will bump up against an original farm stone wall. She said prior DPW Commissioner Rich Fon promised H&LPB the wall will be replaced in like and kind.

TRUCK TRAFFIC EXCLUDED – BUT ARE THEY?

Tom Bock mentioned there is a provision of Town law (§460-59) that excludes commercial vehicles from operating on certain Town streets, including Old Kensico Road, unless the vehicles are making pick-ups or deliveries. He noted that Fulton Park urged that Old Kensico Road be included in this law, and it was. He questioned whether the law was being enforced as dozens of trucks go by his house each day.

Thank You. The CGCA owes an enormous amount of "Thank You" to Shelly Livson for arranging these Zoom meetings, to Dorrine Livson for sending updates to those on the CGCA membership list, and to Dora Ashley for maintaining the CGCA website. **"Thank You, Shelly." "Thank You, Dorrine." "Thank You, Dora."**

Next Meeting. The next CGCA meeting is scheduled for Monday, August 24, 2026 at 7:30 PM.