COUNCIL OF GREENBURGH CIVIC ASSOCIATIONS
Minutes of Meeting – Monday, June 1, 2026

This Zoom enabled meeting began at 7:30PM. The meeting was chaired by CGCA Treasurer Dorrine Livson (Worthington-Woodlands). In attendance were Alex Anzer (Hunter Lane), Tom Bock (Fulton Park), Mike Burdi (Suburban Manor), Evelyne Cantave (Beaver Hill), Lorraine Cantori (Greenburgh Action Alliance), Major Fareed (Juniper Hill), Ellen Foley (East Irvington), Alicia Ford (Parkway Homes), Maria Gomez (Fulton Park), Maria Pecora and Bill Sullivan (Sprain Brook Parkway), Ella Preiser (Beaver Hill) and Carol Sarcinella (Hartsdale Park). Also attending was Greenburgh Town Councilman Francis Sheehan.

CGCA Treasury. Treasurer Dorrine Livson reported that the balance in the CGCA checking account remains the same, at $1,137.48.

CGCA Minutes. Minutes of the March 30, 2026 CGCA meeting were approved as written without changes. Minutes of the April 29, 2026 CGCA meeting were also approved as written without any changes. Mrs. Livson noted these approved Minutes will be posted on the CGCA website (cgca.info).

SIDEWALK – TAXTER ROAD

Ellen Foley said it looks like it's a "go" - maybe early in June for the long-requested sidewalk on Taxter Road. At its May 13, 2026 meeting, the Town Board passed a resolution awarding a contractor (Woodland Manor) $930,879.75 to install the 3,000 linear feet of sidewalk along Taxter Road. Mrs. Foley noted that Town officials appear to have worked out the problems that some of the adjacent homeowners had about this sidewalk. But she said she understands there are still a couple of owners who do not believe a sidewalk is in their best interest. Hopefully they will be convinced when they see how good things will be.

SIDEWALK – DOBBS FERRY ROAD TO KNOLLWOOD ROAD

Dorrine Livson noted that she passed through the area the other day, and it looks like the sidewalk from Tarrytown Road to Knollwood Road is nearly completed on the Brightview side of Dobbs Ferry Road. She noted parking is limited to only the left side of the street. She said there are a number of small homes with small driveways along the street and she hopes parking is not a problem for those who live along the street.

SIDEWALK - FROM HEALTH CENTER TO WEST HARTSDALE AVENUE

Dorrine Livson reported she received an email from CD&C Commissioner Garrett Duquesne inviting her to a community outreach meeting to discuss completing the sidewalk from the Greenburgh Health Center to West Hartsdale Avenue. She noted representatives from Pondside and the HOA at the Preserve attended the meeting along with her (representing the Worthington-Woodlands Civic Association). Also invited were representatives from Poet's Corner, Hilltop Farms and the School District, but none attended. The biggest concern involved flooding. The pond at Pondside is in terrible shape as a result of water coming down from the Brightview development on the Metropolis Country Club site. She noted the two people handling the slides at this meeting did an excellent job of explaining the mitigation plans. You were actually able to see movements of the mouse on the screen. She said hopefully the sidewalk

from the Health Center on Knollwood Road to the West Hartsdale Avenue intersection will be soon completed.

STATE BEGINS DOBBS FERRY ROAD REPAIR

Dorrine Livson reported that the State DOT has begun the planned work to repave Dobbs Ferry Road from Route 9A all the way to the entrances/exits to the Sprain Brook Parkway. The roadwork started at nighttime (about 11:00 PM) with trucks and equipment cleaning drains and scaring people who had no idea what was happening. She said she does not know what the plans are and it definitely is not going to be easy, but the road is in terrible condition, with a lot of damage and pot hole after pot hole. She said fortunately there are alternate routes residents can take along Park Avenue, Woodlands Avenue and Drisler Avenue to avoid any delays. The DOT also plans to align the entrance and exit ramps of the Sprain Brook Parkway and will install a traffic light at the new intersection. A new entrance will be created to East Rumbrook Park further west on Dobbs Ferry Road. Mrs. Livson noted that hopefully all this work will be completed by the fall.

NEW CFA BUILDING UNDER CONSTRUCTION – TRAFFIC A NIGHTMARE

Maria Gomez reported that the new Chick-fil-A (CFA) building on Tarrytown Road (near the County Center) is almost completed. She noted the plans call for one additional lane on Old Kensico Road, resulting in one lane into the Fulton Park neighborhood and three lanes out to Tarrytown Road. At present there is one lane in but only two lanes out. The sidewalk on Old Kensico Road will be shifted into the CFA property about ten feet to create the additional lane. Dorrine Livson asked whether that would be helpful. Ms. Gomez said she certainly hopes so. She noted neighbors have always been concerned about getting out of the neighborhood because the traffic light at the Tarrytown Road intersection did not work properly and only allowed two to three cars to exit per cycle. She said with Wingstop now open, traffic is a nightmare, both getting into and leaving the neighborhood. Because there is only one entrance into Wingstop and it is so close to the intersection, customers waiting to turn left into Wingstop cause all traffic in the one lane entering Old Kensico Road to back up onto Route 119 (Tarrytown Road). She said she now takes an alternate route to go to and from her home. She believes this nightmare will get even worse when Chick-fil-A opens.

EAST HARTSDALE AVENUE SEWER BREAK MAY BE LESS COSTLY TO REPAIR

Dorrine Livson reported that the Town has posted an update from DPW Commissioner Frank Morabito on the Town's website regarding the sewer line break in front of 100 East Hartsdale Avenue that occurred in May of 2024. The posting states: "Recent high-resolution sewer inspections have produced important new information about the location and condition of the damaged sewer line, which may change the scope, cost, and overall approach to the project." Mrs. Livson noted that the posting indicates that further review and evaluation is necessary before final repair methods can be determined, but it is possible that the necessary work may not cost $24 to $29 million to repair the break, but only $7 to $12 million. She urged those interested to read Commissioner Morabito's letter that was posted on May 20, 2026.

STATE TO ISSUE ENERGY REBATES

Dorrine Livson mentioned that Maria Pecora and Bill Sullivan informed her that New York State is planning to send energy rebate checks totaling one billion dollars to tax filers between September and December. The amount of the check will be based on the filer's Adjusted Gross Income for tax year 2024. Joint filers who made under $150,000 will receive $200.00; joint filers who made between $150,000 and $300,000 will receive $150.00; and single filers who made under $150,000 will receive $100.00. Alicia Ford mentioned that the state also sent us rebate checks last year.

JUNE 23rd DEMOCRATIC PRIMARY

Carol Wielk mentioned that the CGCA used to sponsor debates for candidates seeking Town offices and asked if there were any plans to sponsor a debate before the June 23rd Democratic primary election. Dorrine Livson said that she and Ella Preiser did the background work for previous debates but would not be able to do it this year. There is a tremendous amount of behind-the-scenes work to do. It is necessary to consult candidates about available dates, make arrangements for the venue, obtain the services of LWV persons to serve as moderator and time-keeper, arrange for Cable TV personnel to record the debate, contact the news media for help in getting the word out, prepare and circulate copies of the debate rules, purchase refreshments, set up and later clear the meeting room. Mrs. Livson invited anyone willing to do the work to speak up. There was no response.

Lorraine Cantori mentioned that the Rivertown's League of Women Voters did hold a debate last Thursday (May 28) for the two candidates running for Greenburgh Supervisor – Paul Feiner and Barry McGoey. Councilman Francis Sheehan said former Greenburgh Town Board member Ken Jones had a Meet & Greet for Mr. McGoey at the Housing Authority. Alicia Ford said she knew nothing about Mr. McGoey or these events. She said she heard the Meet & Greet is supposed to be June 15. She said she just found out yesterday that the NAACP was having a debate today at the Greenburgh Library from 6:30 to 8:00 PM, which she couldn't attend because she wanted to come to this CGCA meeting. She mentioned she saw one sign on Hillside Avenue but has seen no signs in the Parkway Gardens or Parkway Homes area. Ms. Ford said the candidates should have posted information that they were participating in a debate. Ellen Foley also said she knew nothing about the events or the candidate running against Mr. Feiner. Ms. Wielk held up a campaign flyer she recently received in the mail from Mr. McGoey which included information about him, the names of supporters, and regular and early voting dates. Some others present at the CGCA meeting, including registered Democrats, said they did not receive the flyer.

Mr. Sheehan said he thinks it is a missed opportunity for the CGCA. He noted debates with a LWV moderator can play on cable TV for four weekends in a continuous loop all weekend long, and the CGCA name could be in a banner at the bottom of the screen. He said the CGCA holds monthly meetings and occasionally sends a letter to a land use board, but no one really knows what the CGCA does. Dorrine Livson said she has attended many meetings representing the CGCA, but frankly she doesn't think the boards listen to us. She also noted the CGCA posts its Minutes on its website.

Mr. Sheehan suggested Mrs. Livson was making his point that the CGCA doesn't have the weight it used to have, and one of the ways to promote the CGCA as an entity to be listened to was by sponsoring

a debate as it did in the past. He said he understands the malaise in volunteering and he has a lot of respect for the CGCA, but where is the public knowledge about what the group does or that it even exists. Ms. Wielk said Mr. Sheehan was making cogent points. Mrs. Foley said she takes information back to the East Irvington Civic Association about what the CGCA discusses. She noted most people are most interested in things that impact their neighborhood, but when she attends CGCA meetings and learns about other things, she is able to tell her neighbors about how other areas are addressing issues. She said Greenburgh is a sprawling community and maybe interest can grow wider if people learn what is happening in other areas. She said she thinks the CGCA is a very effective organization with so many people with years of experience who can provide answers to questions.

Mike Burdi stated that anyone watching Town meetings has noticed attendance has dwindled unless there is a topic regarding a particular neighborhood. He said he is not sure how to change the mindset for people to come out. They are busy with their daily life. But people must be made aware of what is going on. Knowledge is power. He suggested using robo calls or flyers on the Town's website. He said he didn't see any notice about a debate between the candidates.

Alex Anzer supplied the following link on Chat messages to an article about the June 23 Primary event: https://thehudsonindependent.com/in-lwv-forum-feiner-faces-off-against-challenger-mcgoey-and-his-own-record/

TOWN NOW REQUIRES ID & PHOTOGRAPH OF THOSE ENTERING

Alex Anzer inquired if anyone had gone to Town Hall recently. He said it is like going to an airport. He noted they demand to see your ID and also want to take your picture. He said he refuses to allow his picture to be taken and requests that the person he is there to see come to meet him. He questioned what the company is doing with all the information and photographs. He noted at the airport you can "opt out" if you don't want your picture taken. Councilman Francis Sheehan said if you go to the Westchester County office building, you have to go through a metal detector and there are multiple cameras focused on you. He noted they use your picture on your license. Mr. Anzer said surveillance is one thing, but why do they need to take your picture. Alicia Ford said it is for security reasons. Mr. Sheehan said if something happens, we have a record. He noted our employees have a right to have a safe work environment. He said there have been incidents where employees have been scared to death and the Town is installing plexiglass to protect them. Both Mr. Sheehan and Ms. Ford did not agree with the statement you can refuse to have your picture taken at an airport. Mr. Anzer said he has been to many different airports and each time he objects to having his picture taken and they respect his right. Mr. Anzer found a link from USA Today that indicates the TSA will allow a person to "opt out" from having their picture taken at an airport.

Mike Burdi said he has not seen anything posted anywhere informing that one must agree to having a picture taken upon entering Town Hall and suggested there should be advanced notice. Mr. Sheehan said it was a good suggestion. Dorrine Livson said the Town Board should discuss this at a work session. Mr. Sheehan indicated that won't be necessary.

NOISE CONTINUES FROM NEARBY BUSINESS

Mike Burdi asked Alex Anzer if the adjacent Tasca car dealership on Saw Mill River Road was still setting off car alarms during normal business hours to find the next cars in the parking lot needing service. Mr. Anzer said the problem continues and next Monday he will be attending a Police/ Community Advisory Commission meeting with Lloyd Cort to discuss his problem with noise. Maria Pecora said that Pepe Auto on Saw Mill River Road in Elmsford does the same thing. Mr. Burdi agreed and said he used to work for Pepe back in 2016 when he retired. He noted Pepe management was concerned that the noise should not continue longer than necessary, but it was a large parking lot holding several different brands of vehicles. He suggested that Mr. Anzer speak with the owner about coming up with an alternative plan. Mr. Anzer said he spoke with the Tasca owner who told him he wanted to buy his house as he needed more space to park cars. Mr. Anzer said when the police respond to his calls, things quiet down for a day or two and then the vicious cycle starts again.

Mr. Burdi also inquired whether Mr. Anzer experienced noise from the Captain Lawrence Brewery during the Memorial Day weekend. Mr. Anzer replied he has out of town so was unaware of any event scheduled.

TOWN PLANS CHANGES TO ZONING ORDINANCE AND MAP

Ella Preiser reported that the Town Board has referred to the Planning Board proposed changes to the Zoning Ordinance and the Zoning Map. At the May 20, 2026 Planning Board meeting, CD&C Commissioner Garrett Duquesne presented information on some of these changes. Mrs. Preiser noted she wasn't able to watch the whole meeting, but part of what was presented was eliminating the Urban Renewal District and changing other existing zoning districts along Route 119, between the borders of the City of White Plains and the Village of Elmsford, to a new zoning district similar to the Central Avenue zoning district. She noted videos of the Planning Board meetings are archived and she urged those present to watch the presentation. She noted Mr. Duquesne will be making more presentations regarding the proposed Zoning Ordinance changes at future Planning Board meetings, as the Planning Board is required to review and make recommendations prior to the Town Board adopting any zoning changes.

SOME ISSUES TO CONSIDER

Lorraine Cantori said there are so many different issues in the Town that people need to be made aware of. She noted she spoke at last week's Town Board meeting and could only mention a few issues during the five-minute time allotted. She said that people are moving away because Greenburgh is too expensive. One problem is that Hackley School is buying up adjacent properties and pulling them off of the tax role, adding a burden to other taxpayers. Another is that "grant" money is really taxpayer money. She suggested a big waste of taxpayer money is the Four Corners project which she believes is DOA (dead on arrival). She noted the Town grants permits to quite a few companies to film events, several of them on tax-exempt properties. While the companies pay the Town a small amount for the permits, these tax-exempt properties are getting paid rent which the tax-payer is subsidizing. Ms. Cantori said the best way to find out what is happening is to file a Freedom of Information Law (FOIL) request. She noted she just received over 100 documents that she FOILed.

Work Addresses Flooding in Hartsdale Park. Carol Sarcinella mentioned there is work being done on Marion Avenue to take stormwater away from one house that constantly floods.

Update re Housing on Elmwood Country Club. Mike Burdi asked what is going on with the proposal to build housing on the former Elmwood Country Club property on Dobbs Ferry Road. Dorrine Livson replied that the applicant is still waiting for the report regarding the contaminated soil that was removed from the site. When approval is received the property has been properly cleaned, the housing can be built.

Question Ongoing About Traffic Light. Dorrine Livson said there was a message posted that the issue of the traffic light on Lewis Avenue and East Hartsdale Avenue was on hold. She noted on October 12, 2023 there was a discussion about removing the light, but now the Town is working with the neighborhood to determine if they really are going to go through with removing the traffic light or keep it.

Housing Sales = Increased Assessments. Mike Burdi mentioned that more homes in Suburban Manor are for sale. He noted back in the 1950s the area was a boom town, but people are no longer willing to age in place. Because of the housing shortage, people are paying higher prices so residents are vacating the area. Based on the higher sales prices, people who remain will see their assessments rise and their taxes.

Message re Public Participation or Lack Thereof. Tom Bock posted the following on Chat Messages during the meeting: "The Town Board has made engagement with the public more and more restricted by limiting the amount of time when they can speak, and not getting answers or having a discussion with the residents. Plus, all the presentations prior to the meeting exhaust the residents who have to go home to relieve their sitters and/or get ready for work the next day."

Welcome Home Madelon. Dorrine Livson mentioned that CGCA Chair Madelon O'Shea returned from Florida yesterday, but was not prepared to chair tonight's CGCA meeting. All present were pleased to learn Mrs. O'Shea was safely home and look forward to seeing her at the next CGCA meeting.

Thanks Dora and Shelly. For your hard work maintaining the website and arranging Zoom meetings.

Next Meeting. The next CGCA meeting is scheduled for Monday, June 29, 2026 at 7:30 PM.

A **"Happy Father's Day"** (Sunday, June 14th) wish was issued to all the Daddy's.