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**TOWN OF GREENBURGH
PLANNING BOARD AGENDA
WEDNESDAY, June 3, 2026 – 7:00 P.M.**

Meetings of the Planning Board will be adjourned at 10:00 p.m.

This meeting will take place in the Town Hall Auditorium, located at 177 Hillside Avenue, Greenburgh, NY, and will also take place via Zoom. If you would like to watch the meeting, you may do so via the Town's website at <https://ny-greenburgh.civicplus.gov/485/Watch-Live-Board-Meetings>. This meeting will be broadcast live on Cable Television and a recording likely will be available on cable television thereafter. If you would like to participate in one or more of the public hearings via Zoom, you must pre-register through the Department of Community Development and Conservation by emailing publichearing@greenburghny.gov or calling 914-989-1530, specifying the application(s) that you would like to speak on. Instructions to participate will then be emailed to you or you will receive a return phone call.

AGENDA

1. **ROLL CALL**

2. **APPROVAL OF MINUTES**

a. May 20, 2026

3. **CORRESPONDENCE**

4. **OLD BUSINESS - WORK SESSION**

- a. **Case No. PB 26-03** Matanzas Cuban Café, 17 East Hartsdale Avenue (P.O. Hartsdale, N.Y.) – *Special Use Permit (Restaurant) and Shared Parking Reduction*

A work session to discuss the decision of a Special Use Permit (Restaurant) application and Shared Parking Reduction Request involving the proposed conversion of a current retail bakery and retail space into a restaurant. The Applicant is proposing to convert approximately 588 sq. ft. of retail bakery and approximately 588 sq. ft. of vacant retail space into a 1,176 sq. ft. restaurant space with a total of 33 seats. The Applicant is requesting a Shared Parking Reduction for the required additional 13 off-street parking spaces. The project site currently provides zero (0) spaces. No exterior site work is proposed. The subject property consists of approximately 7,405 sq. ft. (0.17 acres) and is situated on the northeasterly side of East Hartsdale Avenue, at the northwest corner of the intersection of East Hartsdale Avenue and Wilson Street. The subject property is located in the CA Central Avenue Mixed-Use Impact District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.250-190-1.

5. **ITEMS FOR PUBLIC HEARING & PUBLIC DISCUSSION**



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Individuals may submit comments on public hearing items via email to publichearing@greenburghny.gov, or regular mail to Town of Greenburgh, attn: CD&C, 177 Hillside Avenue, Greenburgh, NY, 10607, within the open written record period and such comments will be made part of the record.

The Planning Board is a group of volunteers appointed by the Town Board to evaluate land use applications in accordance with the Town Code. When property owners seek to develop their land or make improvements via subdivision or if they will be disturbing an area with a steep slope or within a wetland, watercourse or adjacent, regulated buffer area, they must apply to the Planning Board for approval. It is the job of the Planning Board to balance the rights of land owners while ensuring the adverse impacts to the surrounding community are minimized. Decisions on adjustments to the proposed plan are based on factual evidence and reviewed for consistency with our Town code and Comprehensive Plan. This evidence primarily comes from applicants and their advisors, site visits conducted by Planning Board members, and input from Town staff, the appropriate Fire District, and the public as part of the public hearing process. The relative popularity of an application is not a factor in Planning Board decisions. Decisions are based on the facts presented.

a. **Case No. PB 25-33** Addeo, 18 Old Farm Lane (P.O. Hartsdale, N.Y.) – Wetland/Watercourse Permit

A public hearing to discuss a Wetland/Watercourse Permit application involving the proposed construction of a new pool and patio area, with associated installation of a bioretention basin for managing stormwater runoff. A watercourse exists along the Applicant's northern property line, approximately 19 feet from the closest area of disturbance related to the project. The watercourse buffer area on the Applicant's property consists of most of the existing residence and driveway, and the project involves approximately 2,874.6 sq. ft. of disturbance and 37.22 cubic yards of excavation within the regulated buffer area associated with the proposed pool, patio, and bioretention basin. No direct disturbance to the watercourse is proposed. The subject property consists of approximately 31,669.7 sq. ft. (0.73 acres) and is situated on the northern end of the Old Farm Lane cul-de-sac. The property is situated in the R-30 One-Family Residence District and is designated on the tax map of the Town as Parcel ID: 8.180-133-4.

6. NEW BUSINESS - WORK SESSION

a. **Case No. PB 26-04** Greenville Shopping Center EV Chargers, 799-855 Central Park Avenue South (P.O. Scarsdale, N.Y.) – Planning Board Shared Parking Reduction Request

A work session to discuss a Shared Parking Reduction request involving the proposed installation of electric vehicle (EV) charging stations. The Applicant is proposing to install twelve (12) EV charging stations and related equipment within seventeen (17) existing off-street parking spaces. The parking spaces involved are located along Central Park Avenue, between the existing outbuilding and main shopping center building. The proposal would result in a net loss of five (5) off-street parking spaces, from 463 parking spaces (existing) to



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458 parking spaces (proposed), and the Applicant is requesting a Shared Parking Reduction of five (5) parking spaces. The Applicant has submitted a parking analysis to support its request. The subject property consists of approximately 7.05 acres (306,967 sq. ft.) and is located approximately 400 feet north of the intersection of Central Park Avenue and Ardsley Road. The subject property is located in the CA Central Avenue Mixed-Use Impact District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.460-328-1.

b. **Case No. PB 26-05** Barakat, 8 Willow Lane (P.O. Irvington, N.Y.) – Preliminary Subdivision

A work session to discuss a Preliminary Subdivision application involving the proposed resubdivision of 8 Willow Lane to include a portion of 165 Taxter Road. The Applicant proposes to expand 8 Willow Lane to include approximately 2,357 sq. ft. of what is now the 165 Taxter Road property. The area proposed to be annexed is vacant lawn area, and no improvements are proposed. Both lots involved would remain zoning compliant following the transfer of property. The 8 Willow Lane property consists of approximately 0.20 acres (8,622 sq. ft.) and is situated on the easterly side of Willow Lane, approximately 250 feet north of the intersection of Willow Lane and Taxter Road. The 165 Taxter Road property consists of approximately 0.26 acres (11,158 sq. ft.) and is situated on the north northwesterly side of Taxter Road, approximately 150 feet east of the intersection of Taxter Road and Willow Lane. The subject properties are located in the R-7.5 One-Family Residence District, and are designated on the tax map of the Town of Greenburgh as Parcel ID: 7.370-190-44.1, 44.2, and 49.

c. **Case No. PB 22-24** Hart Hills Hospitality, 45 North Washington Avenue (P.O. Hartsdale, N.Y.) – Amendment to Previously Approved Site Plan (Pre-Submission Conference)

A pre-submission conference to discuss a potential future amendment request to a previously approved Site Plan, to increase the height and number of units of a previously approved multifamily building. The Applicant previously obtained approval from the Planning Board on December 7, 2023 (Site Plan, Planning Board Steep Slope Permit, Tree Removal Permit, Planning Board Landscape Waivers), and approval from the Zoning Board of Appeals related to necessary Area Variances on October 19, 2023, for the construction of a two-story, eight (8) unit multifamily building with related improvements. The Applicant is seeking to increase the height of the multifamily building to three (3) stories, not to exceed 40 feet, and to increase the number of units to twelve (12) apartments. These modifications would require additional Area Variances from the Zoning Board of Appeals, as well as an Area Variance for off-street parking from 24 spaces (required), to 18 spaces (proposed/previously approved). The Applicant is not seeking to modify the extent of disturbance or footprint of the previously approved building. The subject property consists of approximately 27,378 sq. ft. (0.63 acres) and is situated on the northwesterly side of North Washington Avenue, approximately 400 feet from the intersection with West Hartsdale Avenue. The subject property is located in the M-14 Multifamily Residence District and is designated on the tax map of the Town of Greenburgh as Parcel ID: 8.250-183-3.



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7. OLD BUSINESS – WORK SESSION (continued)

- a. **Case No. TB 25-04** Comprehensive Chapter 285 Amendments – *Zoning Text and Zoning Map Amendments (Referral from Town Board)* A continued work session (May 20, 2026) to discuss the Zoning text and Zoning map amendments referral from the Town Board related to Chapter 285 of the Code of the Town of Greenburgh (the Zoning Ordinance). The proposed Zoning text and Zoning map amendments align with several policies and principles of the Town's Comprehensive Plan, including, but not limited to: (1) Advancing affordable housing initiatives; (2) Providing for a good mix of uses in the Town's mixed-use districts; (3) Promoting open space and compact land development; (4) Supporting the mobility needs of a range of users; (5) Providing clear and consistent regulations; (6) Advancing sustainability initiatives; (7) Removal of the UR Urban Renewal District; (8) Creation of a M-30 Multifamily Residence District; and (9) Creation of a TR Tarrytown Road Mixed-Use District.

8. DATE FOR NEXT MEETING

The next regularly scheduled meeting of the Greenburgh Planning Board will be held on Wednesday, June 17, 2026 and is scheduled to begin at 7:00 pm.