



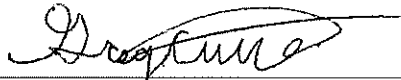
VILLAGE OF SCARSDALE

DECISIONS
BOARD OF APPEALS MEETING
July 14, 2021
7:00 PM

<u>APPLICANT</u>	<u>ACTION</u>	<u>VOTE</u>
1. EJK 4 Kingston LLC 4 Kingston Road Special Use Permit Swimming Pool	<u>Approved</u>	<u>5 – 0</u>
2. Tianying Xu 38 Aspen Road Variance - Setback Deck	<u>Held Over</u>	<u>5 – 0</u>
3. 24 Meadow Road Realty LLC 24 Meadow Road Special Use Permit Variances – Setback Swimming Pool and Home	<u>Approved</u>	<u>5 – 0</u>
4. Martine Jajan 19 Berwick Road Special Use Permit & Variance – Setback Swimming Pool	<u>Held Over</u>	<u>5 – 0</u>
5. One Hickory Lane LLC 1 Hickory Lane Special Use Permit & Variance Relocate Swimming Pool Equipment Locate Generator in Front Yard	<u>Approved</u>	<u>5 – 0</u>
6. 171 West LLC 11 Murray Hill Road Special Use Permit Swimming Pool	<u>Held Over</u>	<u>5 – 0</u>

7. James and Melissa Phelan 59 Brambach Road Variances – FAR and Coverage Second Floor Addition	<u>Approved</u>	<u>5 – 0</u>
8. Neil and Margaret Marcus 196 Nelson Road Variance – Setback First Floor Addition	<u>Approved</u>	<u>5 – 0</u>
9. Herve Offredo 15 Tunstall Road Variance – Setback Deck	<u>Approved</u>	<u>5 – 0</u>
10. Danillo Figueiredo 14 Kent Road Special Use Permit Swimming Pool	<u>Approved</u>	<u>5 – 0</u>
11. Jay Elkins 79 Griffen Road Special Use Permit Swimming Pool	<u>Approved</u>	<u>5 – 0</u>
12. Bradley Rogoff 40 Bradford Road Special Use Permit & Variance – Setback Swimming Pool	<u>Held Over</u>	<u>5 – 0</u>
13. Joshua and Cara Lamberg 4 Bethel Road Special Use Permit Swimming Pool	<u>Approved</u>	<u>5 – 0</u>
14. Michael Nachmani 60 Lincoln Road Special Use Permit Swimming Pool	<u>Approved</u>	<u>5 – 0</u>
15. 15 Cushman Road LLC 15 Cushman Road Variance – Setback 2 Story Addition	<u>Approved</u>	<u>5 – 0</u>

16. Cristiano Lima 9 Old Lyme Road Special Use Permit Swimming Pool	<u>Held Over</u>	<u>5 – 0</u>
17. Wang Mohican Trust 2 Morris Lane Variance – Coverage 1 Story Addition	<u>Approved</u>	<u>4 – 1</u>
18. Donshen Chi 105 Saxon Woods Road Variance – Setback 1 Story Addition	<u>Approved</u>	<u>5 – 0</u>
19. Zhe Zhou 54 Morris Lane Variance – Coverage Pool Enclosure	<u>Held Over</u>	<u>5 – 0</u>
20. Lee and Dawn Handler 17 Morris Lane Special Use Permit Swimming Pool	<u>Held Over</u>	<u>5 – 0</u>
21. David and Blaire Meckler 19 Overlook Road Special Use Permit Swimming Pool	<u>Approved</u>	<u>5 – 0</u>



Greg Cutler, AICP, Village Planner

7/15/2021



VILLAGE OF SCARSDALE

LEGAL NOTICE PUBLIC HEARING BOARD OF APPEALS VILLAGE OF SCARSDALE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Appeals of the Village of Scarsdale in Rutherford Hall in Village Hall, 1001 Post Road, Scarsdale NY 10583 on **Wednesday, July 14, 2021** at 7:00 p.m. at which time the Board of Appeals will consider the following:

1. The application of EJK 4 Kingston LLC for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 4 Kingston Road, identified on the Village tax map as Sec. 5, Blk. 8, Lot 17.
2. The application of Tianying Xu for a Variance from Chapter 310-43 of the Village Code to construct a new deck at 38 Aspen Road, identified on the Village tax map as Sec. 19 Blk. 2 Lot 408.
3. The application of 24 Meadow Road Realty LLC for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, and side yard setback variance requests to construct a swimming pool and single family home at 24 Meadow Road, identified on the Village tax map as Sec. 23 Blk. 1 Lot 110.
4. The application of Martine Jajan for a Variance from Chapter 310-47 and a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 19 Berwick Road, identified on the Village tax map as Sec. 4 Blk. 3 Lot 470.
5. The application of One Hickory Lane LLC for a Variance from Chapter 310-7S and a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to relocate pool equipment and generator to the front yard of 1 Hickory Lane, identified on the Village tax map as Sec. 4 Blk. 8 Lot 610A.1.
6. The application of 171 West LLC for a Variance from Chapter 310-22 to construct a garage, and a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 11 Murray Hill Road (formerly 2A Cooper Road), identified on the Village tax map as Sec. 9 Blk. 10 Lot 2.
7. The application of James and Melissa Phelan for Variances from Chapters 310-102 and 310-22 of Village Code, to construct a second floor addition at 59 Brambach Road, identified on the Village tax map as Sec. 8, Blk. 21, Lot 25.

8. The application of Neil and Margaret Marcus for a Variance from Chapter 310-35 of the Village Code to construct a one story addition on the existing foundation at 196 Nelson Road, identified on the Village tax map as Sec. 9, Blk. 13.9, Lot 10.
9. The application of Herve Offredo for a Variance from Chapter 310-2 of the Village Code to construct a new deck at 15 Tunstall Road, identified on the Village tax map as Sec. 11, Blk. 3, Lot 28.
10. The application of Danillo Figueiredo for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 14 Kent Road, identified on the Village tax map as Sec. 4, Blk. 3, Lot 887.
11. The application of Jay Elkins for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 79 Griffen Road, identified on the Village tax map as Sec. 24, Blk. 1, Lot 69.
12. The application of Bradley Rogoff for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, and setback Variance requests, to construct a swimming pool at 40 Bradford Road, identified on the Village tax map as Sec. 24, Blk. 1, Lot 47.
13. The application of Joshua and Cara Lamberg for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 4 Bethel Road, identified on the Village tax map as Sec. 14, Blk. 5, Lot 21.
14. The application of Michael Nachmani for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 60 Lincoln Road, identified on the Village tax map as Sec. 22, Blk. 21, Lot 12.
15. The application of 15 Cushman Road LLC for a Variance from Chapter 310-35 of the Village Code to construct a 2-story addition at 15 Cushman Road, identified on the Village tax map as Sec. 16, Blk. 1, Lot. 16B.
16. The application of Cristiano Lima for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 9 Old Lyme Road, identified on the Village tax map as Sec. 23, Blk. 1, Lot 145.
17. The application of Wang Mohican Trust for a Variance from section 310-22 of the Village Code to construct a 1 story addition at 2 Morris Lane, identified on the Village tax map as Sec. 18, Blk. 1, Lot 42B.
18. The application of Donshen Chi for a Variance from section 310-35 of the Village Code to construct a 1 story addition at 105 Saxon Woods Road, identified on the Village tax map as Sec. 19, Blk. 4, Lot 665.

19. The application of Zhe Zhou for a Variance from Section 310-22 of the Village Code to construct a roof enclosure over an existing pool at 54 Morris Lane, identified on the Village tax map as Sec. 18, Blk. 1, Lot 40.
20. The application of Lee and Dawn Handler for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 17 Morris Lane, identified on the Village tax map as Sec. 13, Blk. 3, Lot 12.
21. The application of David and Blaire Meckler for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 19 Overlook Road, identified on the Village tax map as Sec. 4, Blk. 4, Lot 507.

Copies of the above applications may be viewed by interested parties at this Dropbox link:
<https://www.dropbox.com/sh/aiuyd885amnh30l/AAC4aJD7VJ6pnmzfXgAkyl-Wa?dl=0>

Please email planning@scarsdale.com or call 914-722-1131 with any comments or questions.

To receive meeting agendas by e-mail, visit www.scarsdale.com and click on “Notify Me” to subscribe.

By Order of the Board of Appeals, Scarsdale, New York, dated July 2, 2021.
Gregory Cutler, AICP, Village Planner.