



**SCARSDALE**  
1701  
**NEW YORK**

2023 AUG -3 P 4: 21

**DECISIONS**  
**PLANNING BOARD**

August 2, 2023  
7:00 PM

VILLAGE OF SCARSDALE  
OFFICE OF  
CLERK/TREASURER

APPLICANT

ACTION

VOTE

1. Joseph Daniel  
**31 Butler Road**  
Sec. 4, Blk. 2, Lot 204

**Held Over**

**4-1**

Application for Site Plan approval to construct a new single-family residence in the adjoining property buffer.

Motion to hold over: Mr. Badalato  
Second: Ms. Pekarek

	Aye	Nay	Abstain	Absent
Mr. Clapp	X			
Mr. Badalato	X			
Ms. Pekarek	X			
Mr. Miller		X		
Mr. Seiden	X			

3. Charles & Melaney Lam  
**7 Sycamore Road**  
Sec. 19, Blk. 1, Lot 300

**Approved**

**5-0**

Application for wetland permit approval to construct a deck in the 100-foot wetland-controlled area.

Motion to approve with conditions: Mr. Seiden  
Second: Ms. Pekarek

	Aye	Nay	Abstain	Absent
Mr. Clapp	X			
Mr. Badalato	X			
Ms. Pekarek	X			
Mr. Miller	X			
Mr. Seiden	X			

APPLICANT

ACTION

VOTE

4. Peggy Sanchez  
**5 Paddington Road**  
Sec. 04, Blk. 03, Lot 340

**Held Over**

**4-1**

Application for Site Plan approval to construct a cabana and pool patio in the adjoining property buffer.

Motion to hold over: Mr. Badalato

Second: Ms. Pekarek

	Aye	Nay	Abstain	Absent
Mr. Clapp	X			
Mr. Badalato	X			
Ms. Pekarek	X			
Mr. Miller		X		
Mr. Seiden	X			

5. Harris Fischman  
**37 Morris Lane**  
Sec. 14, Blk. 06, Lot 27

**Held Over**

**5-0**

Application for Site Plan approval to construct retaining walls and a patio in the adjoining property buffer.

Motion to hold over: Mr. Seiden

Second: Mr. Miller

	Aye	Nay	Abstain	Absent
Mr. Clapp	X			
Mr. Badalato	X			
Ms. Pekarek	X			
Mr. Miller	X			
Mr. Seiden	X			

APPLICANT

ACTION

VOTE

6. Mr. & Mrs. Kaplan  
**54 Sheldrake Road**  
Sec. 17, Blk. 1, Lot 103

**Held Over**

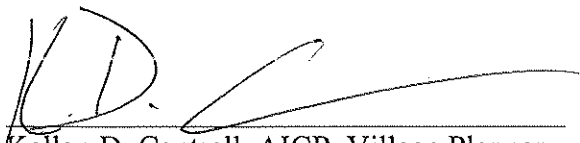
**5-0**

Application for Site Plan approval to construct a cabana and pergola in the adjoining property buffer.

Motion to hold over: Mr. Badalato

Second: Ms. Pekarek

	Aye	Nay	Abstain	Absent
Mr. Clapp	X			
Mr. Badalato	X			
Ms. Pekarek	X			
Mr. Miller	X			
Mr. Seiden	X			



Kellan D. Cantrell, AICP, Village Planner  
Village of Scarsdale  
8/2/2023





**LEGAL NOTICE  
PUBLIC HEARING  
PLANNING BOARD  
VILLAGE OF SCARSDALE**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held by the Planning Board of the Village of Scarsdale in Rutherford Hall in Village Hall, 1001 Post Road, Scarsdale NY 10583, on **Wednesday, August 2, 2023, at 7:00 p.m.** at which time and place the Planning Board will consider the following:

1. The application of Joseph Daniel for Wetland Permit approval for regulated activities within the wetland-controlled area to construct a new single-family residence at 31 Butler Road, identified on the Village tax map as Section 4, Block 2, Lot 204.
2. **REMOVED** - ~~The application of Franke Grande for an extension of time to file the Subdivision Plat of a two-lot subdivision at 28 Aspen Road approved by the Planning Board on January 25, 2023, and identified on the Village tax map as Section 19, Block 2, Lot 539.~~
3. The application of Charles & Melaney Lam for a Wetlands Permit at 7 Sycamore Road, identified on the Village tax map as Section 19, Block 1, Lot 300.
4. The application of Peggy Sanchez for disturbance in the adjoining property buffer, pursuant to Chapter 254 of the Village Code, at 5 Paddington Road, identified on the Village tax map as Section 4, Block 3, Lot 340.
5. The application of Harris Fischman for disturbance in the adjoining property buffer, pursuant to Chapter 254 of the Village Code, at 37 Morris Lane, identified on the Village tax map as Section 14, Block 6, Lot 27.
6. The application of Mr. & Mrs. Kaplan for disturbance in the adjoining property buffer, pursuant to Chapter 254 of the Village Code at 54 Sheldrake Road, identified on the Village tax map as Section 17, Block 1, Lot 103.
7. **ADJOURNED** - The application of CH Retail Fund 11 / NYC Christie Place LLC for a Non-Residential Special Use Permit, pursuant to Chapter 310 of the Village Code, at 1 Christie Place, identified on the Village tax map as Section 2, Block 5, Lot 2A1.
8. **ADJOURNED** - The application of 80 Garden Road LLC, Wood Garden Associates LLC and 2156 2<sup>nd</sup> Avenue LLC / 80 Garden Road for a 9-lot subdivision with 8 new

single-family homes, at 80, 88 and 90 Garden Road, identified on the Village tax map as Section 16, Block 1, Lot 8A.

Submitted materials may be viewed by –

- Logging on to [www.scarsdale.com](http://www.scarsdale.com)
- Scroll down to the calendar
- Click on PLANNING BOARD – MEETING date, and
- Click on APPLICATIONS AND SUPPORTING DOCUMENTS

Please email [planning@scarsdale.com](mailto:planning@scarsdale.com) with any comments or questions.

To receive meeting agendas by e-mail, visit [www.scarsdale.com](http://www.scarsdale.com) and click on “Notify Me” to subscribe.

By Order of the Planning Board, Scarsdale, NY, dated July 18, 2023. **Updated July 28, 2023**  
Kellan D. Cantrell, AICP, Village Planner for the Village of Scarsdale