



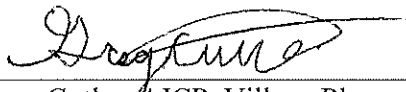
VILLAGE OF SCARSDALE

DECISIONS  
BOARD OF APPEALS MEETING  
June 9, 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>Held Over</u>	<u>5 – 0</u>
2. Tianying Xu 38 Aspen Road Variance Deck	<u>Held Over</u>	<u>5 – 0</u>
3. 24 Meadow Road Realty LLC 24 Meadow Road Special Use Permit Setback & Building Coverage Variances Swimming Pool and Home	<u>Held Over</u>	<u>5 – 0</u>
4. Martine Jajan 19 Berwick Road Special Use Permit & Setback Variance 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>Held Over</u>	<u>5 – 0</u>
6. Greg Shalmi and Randi Matalon 22 Hampton Road Special Use Permit Swimming Pool	<u>Approved</u>	<u>5 – 0</u>

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| 7. George and Phyllis Lantos<br>36 Franklin Road<br>Special Use Permit<br>Swimming Pool                | <u>Approved</u>  | <u>5 – 0</u> |
| 8. 171 West LLC<br>11 Murray Hill Road<br>Special Use Permit<br>Swimming Pool                          | <u>Held Over</u> | <u>5 – 0</u> |
| 9. Neville Bamji<br>12 Gate House Road<br>Special Use Permit<br>Swimming Pool                          | <u>Approved</u>  | <u>5 – 0</u> |
| 10. James and Melissa Phelan<br>59 Brambach Road<br>Floor Area Ratio Variance<br>Second Floor Addition | <u>Held Over</u> | <u>5 – 0</u> |
| 11. 11 May 10 LLC<br>45 Hampton Road<br>Special Use Permit<br>Swimming Pool                            | <u>Approved</u>  | <u>5 – 0</u> |
| 12. Brian and Julie Duignan<br>20 Ferncliff Road<br>Setback Variance<br>Deck                           | <u>Approved</u>  | <u>5 – 0</u> |




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Greg Cutler, AICP, Village Planner

6/10/2021



## 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 remotely by the Board of Appeals of the Village of Scarsdale via Zoom videoconference, pursuant to Executive Order 202, on **Wednesday, June 9, 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 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, setback Variance requests, and a building coverage Variance request to construct a swimming pool 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 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 Greg Shalmi and Randi Matalon for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 22 Hampton Road, identified on the Village tax map as Sec. 4 Blk. 5 Lot 515A.
7. The application of George and Phyllis Lantos for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 36 Franklin Road, identified on the Village tax map as Sec. 22 Blk. 11 Lot 58.
8. **ADJOURNED** The application of 171 West LLC for 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.

9. The application of Neville Bamji for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 12 Gate House Road, identified on the Village tax map as Sec. 23 Blk. 1 Lot 326.
10. The application of James and Melissa Phelan for a Variance from Chapter 310-102 of Village Code, to construct a second floor addition at 59 Brambach Road, identified on the Village tax map as Sec. 8, Blk. 21, Lots 25.
11. The application of 11 May 10 LLC for a Special Use Permit, pursuant to Chapter 310-88 of the Village Code, to construct a swimming pool at 45 Hampton Road, identified on the Village tax map as Sec. 4 Blk. 2 Lot 640.
12. The application of Brian and Julie Duignan for a Variance from Chapter 310-51 of Village Code, to construct a deck at 20 Ferncliff Road, identified on the Village tax map as Sec. 11 Blk. 10 Lot 67.

Members of the public wishing to present comments may do so online by accessing the meeting at <https://scarsdale.zoom.us/j/92090704423> or by calling 1-929-436-2866 and entering the meeting ID: 920 9070 4423.

Copies of the above applications may be viewed by interested parties at this Dropbox link: <https://www.dropbox.com/sh/4nnrh2110bgnogh/AABGN8iyVVPDMMWAcA3yMrBaa?dl=0>

Please email [planning@scarsdale.com](mailto:planning@scarsdale.com) or call 914-722-1131 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 Board of Appeals, Scarsdale, New York, dated April 27, 2021.  
Gregory Cutler, AICP, Village Planner.