



Eve Bunting-Smith,
Chairperson

**TOWN of GREENBURGH
ZONING BOARD OF APPEALS
MEETING RESULTS
THURSDAY, October 21, 2021 MEETING**



The Hearing of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on October 21, 2021 online via Zoom. Chairperson Bunting-Smith called the meeting to order at 7:00 P.M.

Members Present: Chairperson Eve Bunting-Smith, Louis Crichlow, Rohan Harrison, Kristi Knecht, Diane Ueberle

Absent: William Bland

Staff: Garrett Duquesne, AICP, Commissioner Community Dev. & Conservation
Ed Lieberman Esq., Deputy Town Attorney
Carole Walker, Secretary to the Zoning Board of Appeals
Anthony Zacarolli, Deputy Building Inspector

1. **ZBA CASE 21-11 – Skahrokh, Amir, Khosrow & Behrooz Eatemadpour**, for property located at *Laurel Street, P.O. Hartsdale, N.Y.*. Applicant is requesting variances from Section 285-15(B)(1) of the Zoning Ordinance to reduce the minimum lot area from 7,500 sq. ft. (required), 5,281 sq. ft. (existing) to 5,281 sq. ft. (proposed); from Section 285-15(B)(2) to reduce the minimum lot width from 75 ft. (required) to 50 ft. (proposed); from Section 285-15(B)(4)(b) to reduce one side yard from 10 ft. (required) to 8 ft. (proposed) and the other side yard from 12 ft. (required) to 4 ft. (proposed); and from Section 285-12(B)(4)(c) to reduce the total of two side yards from 22 ft. (required) to 12 ft. (proposed), in order to construct a new house. The property is located in an R-7.5 One-Family Residential District and is designated on the Town Tax Map as Parcel Lot ID: 8.200-146-8

ZBA Case No. 21-11 was adjourned for all purposes to November 18, 2021

2. **ZBA CASE 21-23 – POOJA & SACHIN KOHLI**, for property located at *38 Sprain Valley Road (P.O. Scarsdale, N.Y.)*. Applicant is requesting an area variance from Section 285-12(B)(5)(b) of the Zoning Ordinance to legalize the driveway setback from 16 ft. (required) to 3.68 ft. (proposed), in order to expand the driveway. The property is located in an R-20 One-Family Residential District and is designated on the Town Tax Map as Parcel Lot ID: 8.50-356-29.

On a motion of Ms. Knecht, seconded by Ms. Ueberle, the Zoning Board of Appeals voted to GRANT the requested variance as conditioned. Voting was as follows: Chairperson Bunting-Smith: AYE, Mr. Crichlow: AYE, Mr. Harrison: ABSTAIN, Ms. Knecht: AYE, Ms. Ueberle: AYE

3. **ZBA CASE 21-25 - PETER & ALICE STRATIGOS**, for property located at *29 Hawthorne Way (P.O. Hartsdale, N.Y.)*. Applicant is requesting a Special Permit from Section 285-37(A)(6) of the Zoning Ordinance to operate an amateur radio station and to install a retractable amateur station antenna in connection therewith. The property is located in an R-30 One-Family Residential District and is designated on the Town's Tax Map as Parcel Lot ID: 8.280-214-7.

ZBA CASE 21-25 HAS BEEN ADJOURNED FOR ALL PURPOSES TO NOVEMBER 18, 2021

4. **ZBA CASE 21-26 - BLOOM ENERGY CORPORATION**, for property located at *151 S. Fulton Street, (P.O. White Plains, N.Y.)*. Applicant is requesting an area variance from Section 285-36(J) to allow an accessory structure in the front yard (proposed) instead of the rear or side yard (permitted). The property is located in an IB- Intermediate Business District and is designated on the Town Tax Map as Parcel ID: 8.80-42-1 & 2.

ZBA CASE 21-26 HAS BEEN ADJOURNED FOR ALL PURPOSES TO NOVEMBER 18, 2021

5. **ZBA CASE 21-27 - NICHOLAS & JOSIE PARASHIS**, for property located at *23 Springwood Avenue (P.O. Ardsley, N.Y.)*. Applicant is requesting area variances from Section 285-15(B)(4)(a) of the Zoning Ordinance to reduce the front yard setback from the principal structure from 20 ft. (required) to 17.5 ft. (proposed); from Section 285-15(B)(5)(a) to reduce the setback from an accessory structure to the principal building from 10 ft. (permitted) to 3.666 ft. (proposed); from Section 285-15(B)(5)(b) to reduce the setback from an accessory structure to the side lot line from 10 ft. (required) to 0 ft. (proposed); from Section 285-15(B)(3)(b) to increase the maximum accessory building coverage from 6 % (permitted) to 6.4 % (proposed); and from 285-36 (J) to place an accessory structure in the front yard, in order to allow construction of a new garage. The property is located in an R-7.5 One-Family Residential District and is designated on the Town Tax Map as Parcel ID: 8.320-238-13.

ZBA CASE 21-27 HAS BEEN ADJOURNED FOR ALL PURPOSES TO NOVEMBER 18, 2021

6. **ZBA CASE 21-28 – ABHISHEK & PRIYA NAG**, for property located at *1 Highview Drive (P.O. Scarsdale, N.Y.)*. Applicant is requesting area variances from Section 285-14(B)(4)(b) of the Zoning Ordinance to reduce one side yard setback from 12 ft. (required), 9 ft. (existing) to 9 ft. (proposed); from Section 285-14(B)(4)(c) to reduce a total of two (2) side yard setbacks from 26 ft. (required), 22.1 ft. (existing) to 22.1 ft. (proposed); and from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance, in order to construct an addition. The property is located in an R-10 One-Family Residential District and is designated on the Town's Tax Map as Parcel ID: 8.580-401-16.

On a motion of Mr. Harrison, seconded by Ms. Knecht, the Zoning Board of Appeals voted to GRANT The requested variances. Voting was as follows: Chairperson Bunting-Smith: AYE, Mr. Crichlow: AYE, Ms. Knecht: AYE, Ms. Ueberle: AYE

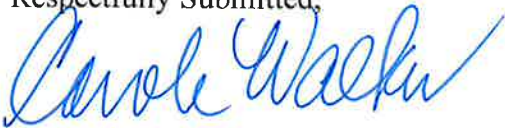
7. **ZBA CASE 21-29 – COLEEN THOMAS**, for property located at *231 Bryant Avenue (P.O. Elmsford, N.Y.)*. Applicant is requesting an area variance from Section 285-16(B)(6) of the Zoning Ordinance to increase the maximum number of stories from 2 ½ (permitted) to 3 (requested), in order to renovate an attic. The property is located in an R-5 One-Family Residential District and is designated on the Town's Tax Map as Parcel Lot ID: 7.180-75-23.

On a motion of Mr. Crichlow, seconded by Ms. Knecht, the Zoning Board of Appeals voted to GRANT The requested variances within the permitted height. Voting was as follows: Chairperson Bunting-Smith: AYE, Mr. Crichlow: AYE, Mr. Harrison: AYE, Ms. Knecht: AYE, Ms. Ueberle: AYE

8. **ZBA CASE 21-30 - PAIGE BRODSKY**, for property located at *2121 Saw Mill River Road, (P.O. White Plains, N.Y.)*. Applicant is requesting area variances:
--for **Lot 1**: from Section 285-12(B)(5)(b) of the Zoning Ordinance to reduce the side yard setback from a driveway from 16 ft. (required) to 0 ft. (proposed); and from Section 285-39(C)(9)(b) of the Zoning Ordinance to access, the lot by a shared driveway over proposed Lot 2, rather than access over 25 ft. frontage on a public roadway improved to Town standards (required). --for **Lot 2**: a variance from Section 285-12(B)(5)(6) to reduce a side yard setback from a driveway from 16 ft. (required) to 0 ft. (proposed); and --for **both lots**: from Section 285-39(C)(8) to subdivide an improved lot in a manner that does not conform to the zoning regulations regarding the existing buildings and other spaces related thereto, in connection with a proposed two (2) lot subdivision. The property is located in an R-20 One-Family Residential District and is designated on the Town Tax Map as Parcel ID: 7.380-155-5.

ZBA CASE 21-30 HAS BEEN ADJOURNED FOR ALL PURPOSES TO NOVEMBER 18, 2021

Respectfully Submitted,



Carole Walker

Secretary to the Zoning Board of Appeals