



Eve Bunting-Smith,  
Acting Chairperson

**TOWN of GREENBURGH  
ZONING BOARD OF APPEALS  
MEETING RESULTS  
THURSDAY, December 17, 2020 MEETING**

DEC 21 2020

**MEETING RESULTS  
December 17, 2020**

The Hearing of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on December 17, 2020, via the Zoom. Acting Chairperson Bunting-Smith called the meeting to At 4:00 P.M.

**Members Present:** Acting Chairperson Eve Bunting-Smith, William Bland, Louis Crichlow, Rohan Harrison, Kristi Knecht

**Absent:** -0-

**Staff:** Ed Lieberman Esq., Deputy Town Attorney  
Carole Walker, Secretary to the Zoning Board of Appeals  
Anthony Zacarolli, Deputy Building Inspector

1. **ZBA Case No. 20-22** – **Saw Mill Stone & Masonry Supply**, for property located at 34-40 & 50 Saw Mill River Road, (P.O. Hastings-on-Hudson, N.Y). Applicant is requesting area variances from Section 285-38(E) of the Zoning Ordinance to reduce off-street parking from 21 (required) to 8 (proposed); from Section 285-32(B)(5) to reduce the distance from the off-street parking area to the principal building from 25 ft. (required) to 0 ft. (proposed); from Section 285-32(A)(3)(b) to reduce the distance from a storage shed to the front lot line from 25 ft. (required) to 0 ft. (proposed), to the north lot line from 25 ft. (required) to 0 ft. (proposed), to the south lot line from 25 ft. (required) to 0 ft. (proposed) and to the rear lot line from 25 ft. (required) to 10.41 ft. (proposed); from Section 285-38(H)2) to reduce the minimum landscape buffer in front from 10 ft. (required) to 0 ft. (proposed, on the north side from 10 ft. (required) to 0 ft. (proposed) and on the south side from 10 ft. (required) to 0 ft. (proposed); from Section 285-32(3)(B) to reduce screening of storage from 6 ft. in height (required) to 0 ft. in height (proposed) on the front, north side, south side and rear, in order to subdivide the property. The property is located in an LI-Light Industrial District and is designated on the Town Tax Map as Parcel ID: 8.610-421-72, 8.610-421-73 & 8.610-421-74

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

2. **ZBA Case No. 20-26** - **Zareen Khan**, for property located 6 Carlyle Place, (P.O. Hartsdale, N.Y.). Applicant is requesting an area variance from Section 285-14(B)(5)(b) of the Zoning Ordinance to reduce the driveway setback from 12 ft. (required) to 2 ft. (proposed), in order to expand the driveway. The property is located in an R-10 One-Family Residential District and is designated on the Town Tax Map as Parcel ID: 8.130-85-9

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

3. **ZBA Case No. 2-27** - **70 Saw Mill River Road, LLC**, for property located at 70 Saw Mill River Road, (P.O. Hastings-on-Hudson, N.Y.). Applicant is requesting area variances from Section 285-32(A)(3)(b) of the Zoning Ordinance to reduce the north side setback from Piles 1 & 2 from 25 ft. (required) to 7 ft. (proposed); to reduce the front yard setback for Piles 2 & 3 from 25 ft. (required) to 0 ft. (proposed); to reduce the south side yard setback for pile 4 from 25 ft. (required) to 1.5 ft. (proposed); and to increase the height of Pile 1 from 6 ft. (permitted) to 8 ft. (proposed), in order to have outside storage. The property is located in an LI-Light Industrial District and is designated on the town Tax Map as Parcel ID: 8.610-421-71.

**ZBA Case No. 20-27 was adjourned to January 21, 2021**

4. **ZBA Case No. 20-28** – **Jeffrey Streisfeld**, for property located at 7 Andover Road, (Hartsdale, N.Y.). Applicant is requesting area variances from Section 285-5 of the Zoning Ordinance to reduce the side yard from a patio from 10 ft. (required) to .33 ft. (proposed); from Section 285-40(C)(2) to reduce the front yard from 15 ft. (required) to 11.16 ft. (proposed), in order to legalize and deck and patio. The property is located in an R-7.5 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.210-162-2

**ZBA Case No. 20-28 was adjourned to January 21, 2021**

5. **ZBA Case No. 20-29** – **Eric Martucci**, for property located at 33 Forest Blvd. (P.O. Ardsley, N.Y.). Applicant is requesting an area variance from Section 285-14(B)(4)(d) of the Zoning Ordinance to reduce the rear yard setback from a deck from 23 ft. (required) to 19.5 ft. (proposed), in order to construct a deck. The property is located in an R-10 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.160-100-11.

**ZBA Case No. 20-28 was adjourned to January 21, 2021**

6. **ZBA Case No. 20-30** – **Ira Lippell**, for property located at 31 Hidden Glen Road, (P.O. Scarsdale, N.Y.). Applicant is requesting an area variance from Section 285-12(B)(4)(b) to reduce the side yard setback from 14 ft. (required) to 12.6 ft. (proposed); from Section 285-12(B)(4)(d) to reduce the rear yard setback from 27 ft. (required) to 14.7 ft. (proposed), in order to legalize a deck. The property is located in an R-20 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.510-352-16.

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

7. **ZBA Case No. 20-31** – **Francine Gallousis & Michelle Paolucci**, for property located at 135 Old Army Road (P.O. Scarsdale, N.Y.). Applicant is requesting a variance from Section 285-36(G)(2) of the Zoning Ordinance to allow an accessory structure to remain on a lot without a principal structure. The property is located in an R-20 One-Family Residential District and is designated on the Town Tax Map as Parcel Lot ID: 8.540-370-5.  
**On a motion of Ms. Bunting-Smith, seconded by Mr. Crichlow, the Zoning Board of Appeals voted to GRANT a temporary variance as conditioned. Voting was as follows: Chairperson Bunting-Smith: AYE, Mr. Bland: AYE, Mr. Crichlow: AYE, Mr. Harrison: AYE, Ms. Knecht: AYE**
8. **ZBA Case No. 20-32** – **Carolyn Jones**, for property located at 53 Riverview Avenue (P.O. Ardsley, N.Y.). Applicant is requesting an area variance from Section 285-12(B)(4)(a) of the Zoning Ordinance to reduce the front yard setback from 30 ft. (required) to 18 ft. (proposed) in order to construct a portico at the front entrance. The property is located in an R-20 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.380-271-11.  
**On a motion of Mr. Bland, seconded by Mr. Crichlow, the Zoning Board of Appeals voted to GRANT the requested variance. Voting was as follows: Chairperson Bunting-Smith: AYE, Mr. Bland: AYE, Mr. Crichlow: AYE, Mr. Harrison: AYE, Ms. Knecht: AYE**

Respectfully Submitted



Carole Walker  
Secretary to the Zoning Board of Appeals