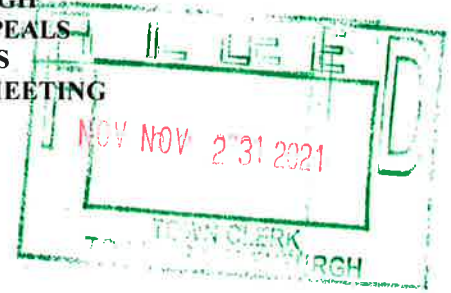




Eve Bunting-Smith,  
Chairperson

TOWN of GREENBURGH  
ZONING BOARD OF APPEALS  
MEETING RESULTS  
THURSDAY, November 18, 2021 MEETING



The Hearing of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on November 18, 2021 online via Zoom. Chairperson Bunting-Smith called the meeting to order at 7:30 P.M.

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

**Absent:** Kristi Knecht, Diane Ueberle

**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 December 16, 2021**

2. **ZBA CASE 21-25 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 DECEMBER 16, 2021**

3. **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 DECEMBER 16, 2021**

4. **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.

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

5. **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 CLOSED FOR DECISION ONLY TO DECEMBER 16, 2021**

6. **ZBA CASE 21-31 – PETER GAYNOR**, for property located at *6 Vista Place, (P.O. Hartsdale, N.Y.)*. Applicant is requesting an area variance from Section 285-15(B)(4)(d) of the Zoning Ordinance to reduce the rear yard setback from 21 ft. (required) to 12.4 ft. (proposed), in order to legalize a deck. The property is located in an R-7.5 One-Family Residential District and is designated on the Town Tax Map as Parcel ID: 8.170-109-5.

**ZBA CASE 21-31 HAS BEEN ADJOURNED FOR ALL PURPOSES TO DECEMBER 16, 2021**

Respectfully Submitted,



Carole Walker

Secretary to the Zoning Board of Appeals