



**Zoning Board of Appeals Meeting for the Village of Larchmont on
Wednesday, October 7, 2026, at 7:30 PM at Village Hall, 120
Larchmont Avenue, Larchmont, New York**

Please click the link to view the [October Meeting Material](#).

Plans can also be reviewed in person at 120 Larchmont Avenue, 2nd Floor (Building Department).

I. Resubmissions

Case No. 2234: 8 Magnolia Avenue (7-22-455)

Zoning District: R-15

The applicant, Dianne Eaton, Keller Eaton Architects, on behalf of owners, Carolyn and Sean Alemi, seeks area variances for additions and alterations to a single-family residence including lifting and expanding the second-floor footprint, new detached garage, driveway and curb cut, and in-ground residential plunge pool. Variances requested: (1) Side front yard setback where 30' is required, 16.8 existing and 16.0'/14.4 bay (Sec. 381). (2) Side setback where 18' far required, 12.85' existing and 13.3' (1st floor)/15.3' (2nd floor) is proposed (Sec. 381). (3) Wall height at setbacks.

Referred from Planning Board on 7/21/2026

Adjourned from ZBA on 9/2/2026

II. New Submissions

Case No. 2237: 18 Bayard Avenue (6-19-373)

Zoning District: R-7.5

The applicant, Kimberly T. Martelli, KTM Architect, on behalf of owners, Melissa and Walter Lobo, seeks area variances for the rear mudroom and pantry addition including replacement of the existing enclosed stair from first floor to unfinished basement, basement egress window and well, and new, rear, on-grade stone patio (to replace an existing rear yard patio of similar area), as well as relocation of (2) existing rear yard condensers to the side. Variances requested: (1) Side yard setback where 8.4 feet is proposed and 13.5 feet is required (381-37D(2)). (2) Sum of (2) side yards where 23.8 feet is proposed and 29 feet is required (381-37D(2)). (3) Coverage where 48.8% is proposed and 47.5% is permitted (381-38).

Case No. 2238: 20 Stafford Place (6-11-232)

Zoning District: R-5

The applicant, Justin Minieri, on behalf of owners, Alexandra and Graham Cohen, seeks area variances to rebuild existing 1-story at south (front) corner, rebuild front stairs and landing, new rear wood deck, interior and exterior. Variances requested: (1) Front yard where 8 feet is proposed and 30 feet is required. (2) Side yard where 7.4 feet is proposed and 8 feet is required. (3) Total side where 12.4 feet is proposed and 20 feet is required. (4) FAR where 2898 sf is proposed and 2500 sf is required.

Case No. 2239: 24 Shadow Lane (6-4-389)

Zoning District: R-7.5

The applicant, Paige Lewis, Lewis + Lewis Architects, on behalf of owners, Jessica and Michael Cabin, seeks removal of existing rear deck and replace with a one-story covered porch addition. Variances requested: (1) Rear yard setback (Sec. 381).

Case No. 2240: 2000 Palmer Avenue (6-2-200)

Zoning District: R-5

The applicant, Niall Duggan, Map 610 Design, on behalf of owners, Chantel Hopper Fox and Mike Fox, seeks a proposed new house on existing undeveloped site. Variances requested: (1) Front setback. (2) Side setback. (3) Height setback. (4) HVAC unit location/setback.

Referred from Planning Board on 9/15/2026

III. Meeting Minutes

The Board will review the minutes from the meeting held on September 2, 2026.