



Planning Board Meeting for the Village of Larchmont
on **Tuesday, October 20, 2026, at 7:30 PM**
at Village Center, 119 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:

1. 66 Chestnut Avenue (7-9-569)

The applicant, Eric Jacobsen, on behalf of owner, Robert Brennan, seeks site plan approval for a two-story addition to the rear of existing single-family house, new front entry roof, new stone patio and new drywell, § Village Code Article VIIIA.

Please Note: As per FEMA, a Flood Development Permit is required.

Adjourned Planning Board on 7/21/26

Adjourned Planning Board on 9/15/26

2. 11 Monroe Avenue (7-12-144.2)

The applicant, John R. Conte, III P.E., of Conte & Conte, LLC, on behalf of owner, Michael Stern, seeks site plan approval for an installation of an in-ground swimming pool, § Village Code Article VIIIA.

Adjourned Planning Board on 9/15/26

3. 59 Larchmont Avenue (7-11-384)

The applicant, Keith Langan of Langan Engineering, on behalf of owner, Alex Daberko, seeks site plan approval for the expansions of a single-family residence, including porches, a swimming pool and a pool patio. Site grading and drainage improvements will be provided to accommodate the expansion, § Village Code Article VIIIA.

Adjourned Planning Board on 2/10/26

Adjourned Planning Board on 3/17/26

Adjourned Planning Board on 4/14/26

Referred to ZBA on 5/19/26

Approved by ZBA 7/15/26 & 9/2/26 to include all variances

II. New Submissions:

4. 1971 Palmer Avenue (6-2-398)

The applicant, Anthony Bucalo (business owner), on behalf of owner, Fred Arnold/Tauro LLC, seeks approval to open franchise, Fresh Monkee, which prepares and sells healthy, all natural protein smoothies directly to consumers. Plans include demolishing previous tenant's fittings, adding counter and prep station, and ADA compliant bathroom, § Village Code Article VIIIA.

5. 2092 Boston Post Road (6-13-232)

The applicant, Leonard Brandes, AIA, on behalf owner, Marja Realty Corp, seeks site plan approval for a new business, Yala Wellness Center, that includes retail sales and personal services with a small yoga class along with an incidental accessory beverage area. Plans include interior alterations to a previous Real Estate Office to wellness and yoga center with (2) new accessible bathrooms, private treatment rooms and coffee bar, § Village Code Article VIIIA.

6. 15 Birch Lane (7-7-420)

The applicant, Michele Mazzaro, fizz.haus LLC, on behalf of owner, Chilembwe Mason, seeks site plan approval for construction of a new raised 27'x12' wood deck, railing, stair and a 13'x13' open wood pergola. Scope includes (3) new exterior light sconces, the replacement of (2) existing windows for a new sliding patio door, and the replacement of an existing double hung window for a new bay window, § Village Code Article VIIIA.

Please Note: As per FEMA, a Flood Development Permit is required.

III. Meeting Minutes

The Board will review the minutes from the meetings held on September 15, 2026.

BY ORDER OF ROLAND YOUNG, Planning Board Chairman, Village of Larchmont, NY.