



VILLAGE OF LARCHMONT

Zoning Board Meeting on June 7, 2023 at 7:30 PM

MEETING CALLED TO ORDER at 7:30 PM

PRESENT: David Kriss, Chairman; Jack Callahan, Co-Chairman; Bruce Frankel, Sal Alini, and Justin O'Leary

ALSO, PRESENT: Vincent Salanitro, Assistant Engineer; and Melinda Pantal

Case No 2139: 2098-2100 Boston Post Road, Larchmont NY

Approved Vote 5-0

RC District (1,000 SF) Retail Center Commercial District Village Assessment Map 613 Block 223
Application of Salah Foda from JMER Engineering for Michael Psilakis property owner. The applicant is requesting (1) a both side yard setback variance whereby 30 feet is required and 0 feet is proposed, (2) a variance from Section 381-64(C) to permit a reduction in the required number of parking spaces from 32 (required) to 21 (previously approved).

Case No 2140: 6 Dawes Place, Larchmont NY

Approved Vote 5-0

Condition 2-foot wall and 4-foot fence not to

R-7.5 District (7,500 SF) Residential Zone

Application of Emily Lambert, Landscape Designer, for William and Marian White property owners. The applicant is requesting a variance whereby Village Code Section §381-33B(6)(a) states that "no fence shall be higher than five (5) feet", and the proposed application has a two-foot wall with a six-foot privacy trellis on top, totaling eight feet in height.

Case No 2141: 19 Sherwood Drive, Larchmont NY

Adjourned

R-7.5 District (7,500 SF) Residential Zone

Application of Karen O. Fellner, Architect, for Van Ha Trinh Thi property owner. The applicant is requesting a rear yard setback variance whereby 25 feet is required and 13.5 feet is proposed to the constructed deck extension.

Case No 2142: 16 Forest Park Avenue, Larchmont NY

Adjourned

R-7.5 District (7,500 SF) Residential Zone

Application of Gregory Lewis Architect for Javier and Irene Porta property owners. The applicant is requesting a side-front yard setback variance whereby 30 feet is required and 18.6 feet is proposed to the 1-story addition.

Case No 2143: 14 Mayhew Avenue, Larchmont NY

Adjourned

R-7.5 District (7,500 SF) Residential Zone

Application of Gregory Lewis Architect for Neil Valsangkar and Katje Hiken property owners. The applicant is requesting (1) a front yard setback variance whereby 30 feet is required and 12.1 feet is proposed, (2) a side yard setback variance whereby 10 feet is required and 3 feet is proposed, (3) a rear yard setback variance whereby 25 feet is required and 6 feet is proposed, and (4) a “percentage of lot occupied by Principal Building” variance, whereby 25% is required and 27.5% is proposed.

Case No 2144: 25 Park Avenue, Larchmont NY

Approved Vote 5-0

W District (Waterfront) Coastal Zone District

Application of Rich Williams for Upside Up Trust property owners. The applicant is requesting a Special Permit Approval for a proposed non-commercial swimming pool in the rear of the property.

Case No 2145: 40 Ocean Avenue, Larchmont

Adjourned

R-15 Residential Zone

Application of 40 Ocean Properties, LLC for to Zoning Board of Appeals, which seeks an amendment to that Board’s earlier resolution which granted variance for subdivision.