

Approved



## VILLAGE OF LARCHMONT

### Zoning Board Meeting on July 17, 2024 at 7:30 PM

Meeting called to order at 7:31 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

Absent: Julie Siler

#### **Case No 2161: 31 Flint Avenue, Larchmont NY (7-12-290)**

R-15 Zoning District (15,000 SF) Residential Zone

Application of Eric Jacobsen Architect for Christopher and Alexis Dauer property owners. The applicant is requesting a rear yard setback variance whereby 30 feet is required and 28.5 feet is proposed.

Closed Public Hearing: 7:35

**Approved Vote (4-0)**

Motioned- B. Frankel Second- S. Alini

#### **Case No 2162: 21 Willow Avenue, Larchmont NY (7-11-461)**

R-15 Zoning District (15,000 SF) Residential Zone

Application of Globe Fence for Christina and Senet Bischoff property owners. The applicant is requesting a fence height variance whereby 3.5 feet is allowed in a side-front yard and 54 inches is proposed for a pool code compliant fence.

Closed Public Hearing: Mentioned- Second- 7:40

**Approved Vote (4-0)**

Motioned- D. Kriss Second- S. Alini

#### **Case No: 2163: 40 Vanderburgh Avenue, Larchmont NY (6-6-260)      [New Application](#)**

R-5 Zoning District (5,000 SF) Residential Zone

## Approved

Application of Gregory Lewis of Lewis + Lewis Architects for Jeremy and Katherine Swilinger property owners. The applicant is requesting (1) a rear yard setback variance whereby 25 feet is required and 23.8 feet is proposed to the deck and (2) a rear yard setback variance whereby 25 feet is required and 15.5 feet is proposed to the stairs.

**Comments:** Incomplete application, need a Code Compliant work sheet, is asking for additional variance on plan. Needs new notification for next month.

**Adjourned**

### Case No 2164: 4 Walnut Avenue, Larchmont NY (7-23-193)

New Application

W Zoning District (Waterfront District) Residential Zone

Application of Robert Keller of Keller Eaton Architects for Kevin and Kristen McCarthy property owners. The applicant is requesting (1) a maximum percentage of lot occupied by the principal building variance whereby 17.5% is permitted and 19.5% is proposed, (2) a rear yard setback variance whereby 50 feet is required and 12.5 feet is proposed.

**Comments:** D. Kriss goes over Zoning code since this is a significant about of request for variance. Applicants says neighbors wrote letters in support.

**Approved Vote (4-0)**

Motioned- B. Frankel Second- S. Alini

Email neighbors' letters

### Case No 2165: 49 Stuyvesant Avenue, Larchmont NY (6-5-587)

New Application

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

Application of Peter A Cole Architect for Denis Kinnally property owner. The applicant is requesting a (1) side yard setback variance whereby 10 feet is required and 6 feet is proposed, a (2) height- setback ratio variance in violation of Village Code Section 381-34C(2), and (3) a lot coverage variance whereby 48.4% is permitted and 49.1% is proposed.

Open Public Hearing: Mentioned- Second-

Closed Public Hearing: 7:15

**Approved Vote (4-0)**

Motioned- J. O'Leary Second- S. Alini

### Case No 2166: 37 Woodbine Avenue, Larchmont NY (7-15-269)

New Application

R-12.5 Zoning District (12,500 SF) Residential Zone

Application of Dianne Eaton of Keller Eaton Architects for Ward and Lauren Young property owners. The applicant is requesting a variance from Village Code § 381-33B(5) which states "...open stairs shall not be permitted in required side yards" and open stairs are proposed in the required side yard.

**Approved Vote (4-0)**

Motioned- B. Frankel Second- D. Kriss

# Approved

**Case No 2167: 82 Magnolia Avenue, Larchmont NY (7-20-63)**

**New Application**

R-30 Zoning District (30,000 SF) Residential Zone

Application of Dianne Eaton for Greg and Kayla Berube property owners. The applicant is requesting (1) a rear yard setback variance whereby 50 feet is required and 40 feet is proposed to the covered terrace, a (2) a variance from Village Code § 381-41J(2) which states “such equipment shall not be located in the front or side-front yard and shall be located in the rear yard wherever possible”, and air conditioning units are proposed in the side-front yard, a (3) rear yard setback variance whereby 50 feet is required and 40 feet is proposed to the pool deck.

Closed Public Hearing: 7:35

**Approved Vote (4-0)**

Motioned- D. Kriss Second- B. Frankel

**Case No 2163: 5 Beach Ave for (1 Beach Ave)**

Application of Jennifer L. Gray for Alice M. Clark property owner. The appellant is appealing the decision of Building Inspector Dan Gray that no variances were required. After further review, the Building Inspector has determined that multiple variances are required (see 1 Beach Application). The appellant still appeals the decision in regards to (1) Village Code Chapter 337 “Flood Damage Prevention”, (2) the proposed terrace at side-front yard, and (3) the exclusion of 600SF of GFA. The Building Inspector has determined these items do not require variances, and the appellant is challenging this decision.

**Withdrawn**

Approved Meeting Minutes for June, 2024

**Adjourned**