



Steven Belasco,  
Chairman

**TOWN of GREENBURGH**  
**Zoning Board of Appeals**  
177 HILLSIDE AVENUE, GREENBURGH, NY 10607  
Telephone: 914-993-1507  
Telefax: 914-993-1518

**PRELIMINARY AGENDA**  
**JANUARY 19, 2012**

1. **CASE NO.11-22 – JOHN VACCA**, for property at 33 Taylor Road, Valhalla, NY 10591. Applicant is requesting a variance from Section 285-10(B)(5)(b) of the Zoning Ordinance to reduce the distance from the side lot line to the off-street parking area from 20 ft. (required) to 9.9 ft. (proposed), in order to legalize a circular driveway. The property is located in R-40 Single-Family Residence District and is designated on the Town Tax Map as Volume 7, Section 20, Sheet 18D, Block 8, Lot 2 and Parcel Lot ID 7.80-7-3
2. **CASE NO.11-25 – ALBERT & SANDRA FANELLI**, for property at 66 Beech Street, White Plains, NY 10603. Applicant is requesting variances from Section 175 Attachment 4:1 of the Zoning Ordinance to, 1) increase the number of stories from 2 ½ (permitted) to 3 stories (proposed), 2) increase the total height from 25 ft. (permitted) to 30.4 ft. (proposed) and 3) reduce the rear yard from 25 ft. (required) to 17.75 ft. (proposed) and 4) from Section 285-40(C)(2) to reduce the rear yard from proposed decks from 20 ft. (required) to 10 ft. (proposed), in order to construct a five (5) unit garden apartment complex with decks. The property is located in a UR- Urban Renewal District and is designated on the Town Tax Map as Property ID: 7.410-222-10.

**CASE NO. 11-25 HAS BEEN CLOSED FOR DECISION ONLY**

3. **CASE NO.11-26 – DAVID STOVALL & JANET REUTER**, for property at 105 Underhill Road, Scarsdale, NY 10583. Applicant is requesting variances from Section 285-12(B)(4)(d) of the Zoning Ordinance to reduce the rear yard setback to a deck from 32 ft. (required) to 14 ft. (proposed); and from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance by building a deck in the rear of the house. The property is located in an R-20 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID 8.400-281-24

**CASE NO.11-26 HAS REQUESTED AN AS-OF-RIGHT ADJOURNMENT**

4. **CASE NO.11-27 – MICHAEL & NAOMI MAROM** for property at 201 South Healy Avenue, Scarsdale, NY. Applicant is requesting a variance from Section 285-14(B)(4)(d) of the Zoning Ordinance to reduce the rear yard from 28 ft. (required), to 13.3 ft. (proposed) in order to legalize the construction of a building. The property is located in an R-10 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID 8.290-222-11.

**CASE NO.11-27 HAS REQUESTED AN AS-OF-RIGHT ADJOURNMENT**

**NEW CASES**

5. **CASE NO.11-29 – JOHN SALJANIN**, for property at 42 North Healy Ave., Hartsdale, NY 10530. Applicant is requesting a use variance from Section 285-14(A) of the Zoning Ordinance to use a

former nonconforming restaurant as an art gallery with an accessory coffee shop. The property is located in an R-10 Single-Family Residence District and is designated on the Town Tax Map as Parcel Lot 8.290-220-4.

6. **CASE NO.11-30 – DMITRI OTASHKIN**, for property at 63 Henry St., Scarsdale, NY 10583. Applicant is applying for area variances from Section 285 Attachment 1:1, 1) to reduce the Floor Area Ratio (F.A.R.) from .125 (permitted) to 1.00 (proposed), 2) to reduce the number of parking spaces from 20 (required) to 13 (proposed), 3) to increase the total height from 24 ft. (permitted) to 39 ft. (proposed) and 4) to increase the number of stories from 2 (permitted) to 3 (proposed); from Section 285-29.1(C)(4)(7)(a) to increase the impervious surface 60 % (permitted) to 88 % (proposed); from Section 285-29.1, 1) to reduce the front yard from 20 ft. (required) to 18.6 ft. (proposed), 2) to reduce one (1) side yard from 20 ft. (required) to 0 ft. (proposed), 3) to reduce the second side yard from 20 ft. (required) to 5 ft. (proposed), 4) to reduce a total of two (2) side yards from 40 ft. (required) to 5 ft. (proposed) and 5) to reduce the rear yard from 25 ft. (required) to 15.3 ft. (proposed); from Section 285-29.1(C)(3) to reduce off-street parking to 1) principal building from 10 ft. (required) to 0 ft. (proposed), 2) to front lot line from 20 ft. (required) to 0 ft. (proposed), 3) to side lot line from 10 ft. (required) to 0 ft. (proposed), 4) to second lot line from 10 ft. (required) to 5 ft. (proposed), 5) total side setback from 20 ft. (required) to 5 ft. (proposed) and 6) to rear lot line from 15. Ft. (required) to 4 ft. (proposed); and a use variance from Section 285-29.1(B)(6) in order to erect a building to house a dance studio and owner occupied residential unit on the third level. The property is located in a CA-Central Avenue Mixed Used Impact District and is designated on the Town Tax Map as Parcel Lot 8.290-220-4
7. **CASE NO.11-31 – JOHN TRACY FOR CANDLELIGHT INN, FOR** property at 515 Central Park Avenue, Scarsdale, NY 10583. Applicant is applying for a variance from Section 285-29.1(C)(2) of the Zoning Ordinance to reduce the side yard from 20 ft. (required) to 5 ft. (proposed) in order to install a generator on the property. The property is located in a CA-Central Avenue Mixed Use Impact District and is designated on the Town Tax Map as property Parcel Lot: 8.410-298-8