



Steven Belasco,  
Chairman

**TOWN of GREENBURGH**  
**Zoning Board of Appeals**  
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**PRELIMINARY AGENDA**  
**FEBRUARY 16, 2012**

1. **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
2. **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.
3. **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 in an R-10 single-family residence district 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.
4. **CASE NO.11-30** - **DMITRI OSTASHKIN**, for property at 63 Henry St., Scarsdale, NY 10583. Applicant is applying for area variances from Section 285 Attachment 1:1 to increase the Floor Area Ratio (F.A.R.) from .10 (permitted) to 1.00 (proposed); to reduce the number of parking spaces from 20 (required) to 13 (proposed); to increase the total height from 24 ft. (permitted) to 39 ft. (proposed); and to increase the number of stories from 2 (permitted) to 3 (proposed); from Section 285-29.1(C)(4)(7)(a) to increase impervious surface coverage from 60 % (permitted) to 88 % (proposed); from Section 285-29.1 to reduce the front yard setback for the principal building from 40 ft. (required) to 18.6 ft. (proposed); to reduce one (1) side yard from 20 ft. (required) to 0 ft. (proposed); to reduce the second side yard from 20 ft. (required) to 5 ft. (proposed); to reduce two (2) side yards from 40 ft. (required) to 5 ft. (proposed); and to reduce the rear yard from 25 ft. (required) to 15.3 ft. (proposed); from Section 285-29.1(C)(3) to reduce the distance from off-street parking to the principal building from 10 ft. (required) to 0 ft. (proposed); to the front lot line from 20 ft. (required) to 0 ft. (proposed); to the side lot line from 10 ft. (required) to 0 ft. (proposed); to the second side lot line from 10 ft. (required) to 5 ft. (proposed); both side yard setbacks from 20 ft. (required) to 5 ft. (proposed); and to the rear lot line from 15 ft. (required) to 4 ft. (proposed); and use variances from Sections 285-29.1(A)(3) and 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 8.460-330-11

**NEW CASES**

5. **CASE NO.12-01** – **MARY INGRISSELLI**, for property at 16 Bretton Road, Scarsdale, NY 10583. Applicant is requesting variances from Section 285-40(C)(2) of the Zoning Ordinance to reduce the side yard from 6 ft. (required) to 5.5 ft. (proposed); and to reduce the rear yard from 21 ft. (required) to 13.83 ft. (proposed) in order to legalize a deck. The property is located in an R-7.5 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID 8.470-342-20
6. **CASE NO.12-02** – **WHITE HICKORY ASSOC. FOR STOP & SHOP**, for property at 600 White Plains Rd., Tarrytown, NY 10591. Applicant is requesting variances from Section 240(3)(C)(8) of the Sign and Illumination Law to increase the height of the logo of a wall sign from 4 ft. (permitted) to 5.33 ft. (proposed); and from Section 240-3(D)(3)(d) to increase height of the non-key letters of the sign from 2 ft. (permitted) to 3.78 ft. (proposed). The property is located in OB-Office Building District and is designated on the Town Tax Map as Parcel ID 7.230-100-1.1