



DECISIONS
PLANNING BOARD

JUNE 24, 2026
7:00 PM

Clerk.Treasury
Village of Scarsdale
26 JUL 1 10:25AM

| <u>APPLICANT</u> | <u>ACTION</u> | <u>VOTE</u> |
|---|---|-------------|
| 1. Caffe Nero 100 Christie Place Referral from the Board of Trustees | Provide Comments to the Village Board of Trustees | 5-0 |

Motion to Provide Comments to the Village Board of Trustees: Ms. Pekarek
Second by: Ms. Brooks Avni

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | X | | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |

| | | |
|--|---|-----|
| 4. Amanda & David Glattstein 69 Penn Road Lot Line Adjustment / Lot Merger Site Plan – Adjoining Property Buffer Site Plan – Site Disturbance Site Plan – Demolition Site Plan – New Home on a Corner Lot | Waive Certain Preliminary Plat Requirements | 5-0 |
|--|---|-----|

Motion to Waive Certain Preliminary Plat Requirements: Ms. Brooks Avni
Second by: Ms. Pekarek

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | X | | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |

APPLICANT

ACTION

VOTE

4. Amanda & David Glattstein
69 Penn Road
 Lot Line Adjustment / Lot Merger
 Site Plan – Adjoining Property Buffer
 Site Plan – Site Disturbance
 Site Plan – Demolition
 Site Plan – New Home on a Corner Lot
- Waive Preliminary Plat and Approve
- 5-0

Motion to Waive Preliminary Plat and Approve: Mr. Seiden
 Second by: Ms. Pekarek

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | X | | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |

5. Gregory Caccioppoli
74 Carthage Road
 Subdivision
 Site Plan – Adjoining Property Buffer
 Site Plan – Site Disturbance
 Site Plan – Demolition
 Site Plan – New Home on a Corner Lot
- Declare Exempt from SEQR
- 4-1

Motion to Declare Exempt from SEQR: Mr. Badalato
 Second by: Mr. Seiden

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | | X | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |

| <u>APPLICANT</u> | <u>ACTION</u> | <u>VOTE</u> |
|---|----------------------------|-------------|
| 5. Gregory Caccioppoli 74 Carthage Road Subdivision Site Plan – Adjoining Property Buffer Site Plan – Site Disturbance Site Plan – Demolition Site Plan – New Home on a Corner Lot | Approve with Conditions | 4-1 |

Motion to Approve with Conditions: Mr. Seiden
Second by: Mr. Badalato

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | | X | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |

| | | |
|--|-----------------------------|-----|
| 6. Mark Rimer 22 Brookby Road Wetlands Permit | Declare Exempt from SEQR | 5-0 |
|--|-----------------------------|-----|

Motion to Declare Exempt from SEQR: Ms. Pekarek
Second by: Mr. Seiden

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | X | | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |

APPLICANT

ACTION

VOTE

6. Mark Rimer
22 Brookby Road
Wetlands Permit

Approve

5-0

Motion to Approve: Ms. Pekarek
Second by: Ms. Brooks Avni

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | X | | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |

7. Scarsdale Synagogue Temples Tremont &
Emanu-El
2 Ogden Road
Site Plan – Adjoining Property Buffer

Refer to the Board
of Appeals

5-0

Motion to Refer to the Board of Appeals: Mr. Seiden
Second by: Ms. Brooks Avni

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | X | | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |

| <u>APPLICANT</u> | <u>ACTION</u> | <u>VOTE</u> |
|---|--|-------------|
| 7. Scarsdale Synagogue Temples Tremont & Emanu-El 2 Ogden Road Non-Residential Site Plan – Adjoining Property Buffer | Refer to the Board of Architectural Review | 5-0 |

Motion to refer to the Board of Architectural Review: Mr. Badalato
Second by: Ms. Pekarek

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | X | | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |

| | | |
|---|-------------------------|-----|
| 7. Scarsdale Synagogue Temples Tremont & Emanu-El 2 Ogden Road Non-Residential Site Plan – Adjoining Property Buffer | Continue Public Hearing | 5-0 |
|---|-------------------------|-----|

Motion to continue the public hearing to the **July 13, 2026**, Planning Board meeting: Ms. Pekarek
Second by: Ms. Brooks Avni

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | X | | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |

APPLICANT

ACTION

VOTE

- 9. Raj Krishnan
7 Mayflower Road
 Site Plan – Adjoining Property Buffer
 Site Plan – Site Disturbance
 Site Plan – Demolition

Refer to the Board
of Architectural
Review

5-0

Motion to refer to the Board of Architectural Review: Mr. Badalato
Second by: Ms. Brooks Avni

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | X | | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |

- 9. Raj Krishnan
7 Mayflower Road
 Site Plan – Adjoining Property Buffer
 Site Plan – Site Disturbance
 Site Plan – Demolition

Continue Public
Hearing

5-0

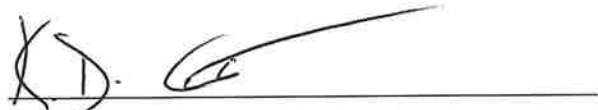
Motion to continue the public hearing to the **July 13, 2026**, Planning Board meeting: Mr. Badalato
Second by: Mr. Seiden

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | X | | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |

| | <u>APPLICANT</u> | <u>ACTION</u> | <u>VOTE</u> |
|-----|---|----------------------------|-------------|
| 10. | Sanjiv Mehra 13 Overlook Road Site Plan – Adjoining Property Buffer Site Plan – Site Disturbance in the Aggregate | Continue Public Hearing | 5-0 |

Motion to continue the public hearing to the **July 13, 2026**, Planning Board meeting: Mr. Badalato
Second by: Ms. Pekarek

| | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Mr. Clapp, Chair | X | | | |
| Mr. Badalato | X | | | |
| Ms. Pekarek | X | | | |
| Mr. Seiden | X | | | |
| Ms. Brooks Avni | X | | | |



Kellan D. Cantrell, AICP, Director of Planner
Village of Scarsdale
6/24/2026

John Clapp, Chairman
Frank Badalato
Mark Seiden
Deborah Pekarek
Lynn Brooks Avni



Village Hall
1001 Post Road
Scarsdale, NY 10583
Clerk, Treasurer
Village of Scarsdale
26 JUL 1 10 26 AM '26

**VILLAGE OF SCARSDALE
PLANNING BOARD AGENDA
WEDNESDAY JUNE 24, 2026
7:00 P.M.**

REFERRAL FROM THE BOARD OF TRUSTEES

1. Referral from the Village Board of Trustees for the application of Caffe Nero for a Special Permit pursuant Chapter 310-12B(6)(b)[1] of the Village Code at 100 Christie Place identified on the Village tax map as Sec. 02, Blk 05, Lot 2A1...100. Case #16-2026

CONTINUED PUBLIC HEARINGS

2. The application of 189 Heathcote LLC for an Amended Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapters 251 and 254 of the Village Code and exceeding the Site Disturbance threshold pursuant to Chapter 251 of the Village Code at **189 Heathcote Road** identified on the Village tax map as Sec. 18, Blk 01, Lot 43A. **ADMINISTRATIVELY ADJOURNED** Case #42-2025
3. The application of Yan Li for Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapters 251 and 254 of the Village Code, exceeding the Site Disturbance threshold and Demolition pursuant to Chapter 251 of the Village Code to demolish the existing home and construct a new home at **30 Farragut Road** identified on the Village tax map as Sec. 18, Blk 02, Lot 221. **ADMINISTRATIVELY ADJOURNED** Case #9-2026
4. The application of Amanda & David Glattstein for Re-Subdivision (lot merger) pursuant to Chapters 77 and A-319 of the Village Code, Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapters 251 and 254 of the Village Code, exceeding the Site Disturbance threshold, Demolition and New Home on a Corner Lot pursuant to Chapter 251 of the Village Code to demolish the existing home and construct a new home at **69 Penn Blvd** identified on the Village tax map as Sec. 23 Blk 1 Lot 23A. Case #10-2026
5. The application of Gregory Caccioppoli for Subdivision approval pursuant to Chapter 77 of the Village Code, Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapters 251 and 254 of the Village Code, exceeding the Site Disturbance threshold, Demolition and New Home on a Corner Lot pursuant to Chapter 251 of the Village Code to demolish the existing home and construct two homes at **74 Carthage Road** identified on the Village tax map as Sec. 22, Blk 07, Lot 1. Case #41-2025

APPLICATIONS FOR PUBLIC HEARING

6. The application of Mark Rimer for a Wetlands Permit related to activities within the Wetland-Controlled Area pursuant to Chapter 171 of the Village Code to construct two additions to the existing

home and stormwater improvements at **22 Brookby Road** identified on the Village tax map as Sec. 18, Blk 01, Lot 7. Case #11-2026

7. The application of Scarsdale Synagogue Temples Tremont & Emanu-El for a Non-Residential Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapters 251 and 254 of the Village Code to construct a pergola , retaining walls and walkway at **2 Ogden Road** identified on the Village tax map as Sec. 04, Blk 03, Lot 975. Case #12 -2026
8. The application of 43 Church Lane LLC for Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapters 251 and 254 of the Village Code, exceeding the Site Disturbance threshold and Demolition pursuant to Chapter 251 of the Village Code to demolish the existing home and construct a new home at **43 Church Lane** identified on the Village tax map as Sec. 03, Blk 03, Lot 99. **ADMINISTRATIVELY ADJOURNED** Case #14 - 2026
9. The application of Raj Krishnan for Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapters 251 and 254 of the Village Code, exceeding the Site Disturbance threshold and Demolition pursuant to Chapter 251 of the Village Code to demolish the existing home and construct a new home at **7 Mayflower Road** identified on the Village tax map as Sec. 23, Blk 02, Lot 45. Case #15 - 2026
10. The application of Sanjiv Mehra for Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapters 251 and 254 of the Village Code and Site Disturbance in the Aggregate pursuant to Chapter 251 of the Village Code to construct a swimming pool at **13 Overlook Road** identified on the Village tax map as Sec. 04, Blk 04, Lot 510. Case #3-2026

ADJOURNED PUBLIC HEARINGS

11. The application of Cooper RealEstate Development LLC for Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapters 251 and 254 of the Village Code, exceeding the Site Disturbance threshold and Demolition pursuant to Chapter 251 of the Village Code to construct a new home at 17 Highland Way identified on the Village tax map as Sec. 04, Blk 05, Lot 820. Case #1-2026
12. The application of Quentin Holdings LLC for Subdivision approval pursuant to Chapter 77 of the Village Code, Site Plan approval related to disturbance in the adjoining property buffer pursuant to Chapters 251 and 254 of the Village Code and exceeding the Site Disturbance threshold pursuant to Chapter 251 of the Village Code to create one additional lot, demolish the existing home and construct two new homes at 19 Woodland Place identified on the Village tax map as Sec.02, Blk 03, Lot 5. Case #38-2025
13. The application of Mr. & Mrs. Weinstein for Site Plan approval related to a Flag Lot pursuant to Chapter 251 of the Village Code to construct an addition and modify the driveway at 210 Fox Meadow Road identified on the Village tax map as Sec. 04 Blk 01 Lot 369. Case #6-2026

NEXT SCHEDULED PLANNING BOARD MEETING

The next regularly scheduled Planning Board meeting will be held on **Monday July 13, 2026**, at 7:00 PM

Submitted materials may be viewed by [clicking here](#)

Please email planning@scarsdale.gov with any comments or questions. Updated 6/15/2026.

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