



DECISIONS
PLANNING BOARD

JANUARY 28, 2026
7:00 P.M.

Village of Scarsdale
26 JAN 29 1:37 PM
Clerk Treasury

- | <u>APPLICANT</u> | <u>ACTION</u> | <u>VOTE</u> |
|---|----------------------------|-------------|
| 1. Cooper Realestate Development LLC
20 Lebanon Road
Site Plan – Adjoining Property Buffer
Site Plan – Site Disturbance
Site Plan – Demolition
Site Plan – New Home on a Corner Lot | Continue Public
Hearing | 5-0 |

Motion to continue the Public Hearing to the February 25, 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			

- | | | |
|---|--|-----|
| 2. Cooper Realestate Development LLC
54 Drake Road
Site Plan – Adjoining Property Buffer
Site Plan – Site Disturbance
Site Plan – Demolition
Site Plan – New Home on a Corner Lot | Refer to the Board
of Architectural
Review | 5-0 |
|---|--|-----|

Motion to refer to the Board of Architectural Review: 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

- 2. Cooper Realestate Development LLC
54 Drake Road
 Site Plan – Adjoining Property Buffer
 Site Plan – Site Disturbance
 Site Plan – Demolition
 Site Plan – New Home on a Corner Lot

Continue Public Hearing

5-0

Motion to continue the Public Hearing to the February 25, 2026, Planning Board meeting: Ms. Brooks Avni

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			

- 3. Cooper RealEstate Development LLC
17 Highland Way
 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 February 25, 2026, Planning Board meeting: 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			

- 4. Dong S. Chi
0 Spier Road
 Site Plan – Adjoining Property Buffer
 Site Plan – Site Disturbance
 Wetlands Permit

Authorize Staff to Draft NOI to Declare Lead Agency for SEQRA

5-0

Motion to distribute Notice of Intent to declare the Planning Board as Lead Agency: Ms. Pekarek
Second by: Ms. Brooks Avni

<u>APPLICANT</u>	<u>ACTION</u>			<u>VOTE</u>
	Aye	Nay	Abstain	Absent
Mr. Clapp, Chair	X			
Mr. Badalato	X			
Ms. Pekarek	X			
Mr. Seiden	X			
Ms. Brooks Avni	X			

4. Dong S. Chi
0 Spier Road
 Site Plan – Adjoining Property Buffer
 Site Plan – Site Disturbance
 Wetlands Permit
- Continue Public Hearing 5-0

Motion to continue the Public Hearing to the February 25, 2026, Planning Board meeting: Ms. Brooks Avni
 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			

5. Sanjiv Mehra
13 Overlook Road
 Site Plan – Adjoining Property Buffer
 Site Plan – Site Disturbance
- Refer to the Board of Architectural Review 5-0

Motion to refer to the Board of Architectural Review: 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			

APPLICANT

ACTION

VOTE


5. Sanjiv Mehra
13 Overlook Road
Site Plan – Adjoining Property Buffer
Site Plan – Site Disturbance

Continue Public
Hearing

5-0

Motion to continue the Public Hearing to the February 25, 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			



Kellan D. Cantrell, AICP, Village Planner
Village of Scarsdale
1/28/2026

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



Village Hall
1001 Post Road
Scarsdale, NY 10583

Village of Scarsdale
'26 JAN 29 1:37 PM
Clerk, Treasury

**VILLAGE OF SCARSDALE
PLANNING BOARD AGENDA
WEDNESDAY JANUARY 28, 2026
7:00 P.M.**

CONTINUED PUBLIC HEARING

1. The application of Cooper RealEstate Development LLC for Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapter 254 of the Village Code, exceeding the Site Disturbance threshold, Demolition and for a New Home on a Corner Lot pursuant to Chapter 251 of the Village Code to demolish the existing house and construct a new house at **20 Lebanon Road** identified on the Village tax map as Sec. 22, Blk 06, Lot 10. Case #30-2025
2. The application of Cooper RealEstate Development LLC for Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapter 254 of the Village Code, exceeding the Site Disturbance threshold, Demolition and for New Construction on a Corner Lot pursuant to Chapter 251 of the Village Code to demolish the existing home and construct a new home at **54 Drake Road** identified on the Village tax map as Sec. 12, Blk 01, Lot 28. Case #39-2025

NEW APPLICATIONS FOR PUBLIC HEARING

3. The application of Cooper RealEstate Development LLC for Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapter 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
4. The application of Dong S. Chi for Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapter 254 of the Village Code, exceeding the Site Disturbance threshold and a Wetlands Permit related to activities within the Wetland-Controlled Area pursuant to Chapter 254 of the Village Code to construct a new home on a vacant lot at **0 Spier Road** identified on the Village tax map as Sec. 19, Blk 01, Lot 375 Case #2-2026
5. The application of Sanjiv Mehra for Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapter 254 of the Village Code and exceeding the Site Disturbance threshold 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

6. 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. Case #42-2025
7. The application of the Fox Meadow Tennis Club for a Non-Residential Special Use Permit related to amending the existing Special Use Permit pursuant to Chapters 310-89 of the Village Code to install additional court lighting and reconfiguring an existing court at **14 Wayside Lane** identified on the Village tax map as Sec. 03, Blk 03, Lot 02. Case #7-2025
8. The application of Rising Real Estate Development Inc., for Site Plan approval related to 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 **70 Fayette Road** identified on the Village tax map as Sec. 22, Blk 08, Lot 3. Case #25-2025
9. The application of Jordan & Izabella Rubin for an Amended Wetlands Permit approval for regulated activities within the Wetland-Controlled Area pursuant to Chapter 254 of the Village Code to construct a swimming pool and patio at **18 Lincoln Road** identified on the Village tax map as Sec. 18, Blk 02, Lot 281A. Case #37-2025
10. 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 Chapter 251 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
11. 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 a 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
12. The application of Rising Real Estate Development Inc., for Site Plan approval related to disturbance in the Adjoining Property Buffer pursuant to Chapter 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 **41 Carthage Road** identified on the Village tax map as Sec. 22, Blk 02, Lot 2. Case #26-2025

NEXT SCHEDULED PLANNING BOARD MEETING

The next regularly scheduled Planning Board meeting will be held on Wednesday February 25, 2026, at 7:00 p.m.

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

Please email planning@scarsdale.gov with any comments or questions.

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