



DECISIONS
BOARD OF APPEALS

FEBRUARY 11, 2026
7:00 P.M.

Village of Scarsdale
26 FEB 13 9:51 AM
Clerk.Treasury

- | <u>APPLICANT</u> | <u>ACTION</u> | <u>VOTE</u> |
|--|-----------------------------|-------------|
| 1. JAF Builders Corp
36 Secor Road
Special Use Permit – Swimming Pool | Approved with
Conditions | 5-0 |

Motion to approved with conditions: Ms. Millen
Second by: Mr. Lichtenstein

	Aye	Nay	Abstain	Absent
Mr. Watiker, Chair	X			
Ms. Hoexter	X			
Mr. Lichtenstein	X			
Mr. Meiselman	X			
Ms. Millen	X			

- | | | |
|--|----------------------------|-----|
| 3. Jared Mellin
21 Sherbrooke Road
Special Use Permit – Swimming Pool & Hot Tub | Continue Public
Hearing | 5-0 |
|--|----------------------------|-----|

Motion to continue the public hearing: Mr. Meiselman
Second by: Ms. Hoexter

	Aye	Nay	Abstain	Absent
Mr. Watiker, Chair	X			
Ms. Hoexter	X			
Mr. Lichtenstein	X			
Mr. Meiselman	X			
Ms. Millen	X			

APPLICANT

ACTION

VOTE

5. Bask LLC
30 Fenimore Road
Special Use Permit – Swimming Pool

Approved

5-0

Motion to approve: Mr. Meiselman

Second by: Mr. Lichtenstein

	Aye	Nay	Abstain	Absent
Mr. Watiker, Chair	X			
Ms. Hoexter	X			
Mr. Lichtenstein	X			
Mr. Meiselman	X			
Ms. Millen	X			

6. Lee Road Management + Development LLC
115 Lee Road
Area Variance – Side Yard Setback

Continue Public
Hearing

5-0

Motion to continue the public hearing: Mr. Lichtenstein

Second by: Mr. Meiselman

	Aye	Nay	Abstain	Absent
Mr. Watiker, Chair	X			
Ms. Hoexter	X			
Mr. Lichtenstein	X			
Mr. Meiselman	X			
Ms. Millen	X			

<u>APPLICANT</u>	<u>ACTION</u>	<u>VOTE</u>
7. Eric & Jennifer Premisler 238 Rock Creek Lane Area Variance – Rear Yard Setback	Approved	5-0

Motion to approve: Ms. Millen
Second by: Mr. Meiselman

	Aye	Nay	Abstain	Absent
Mr. Watiker, Chair	X			
Ms. Hoexter	X			
Mr. Lichtenstein	X			
Mr. Meiselman	X			
Ms. Millen	X			

7. Eric & Jennifer Premisler 238 Rock Creek Lane Area Variance – Fence Height	Continue Public Hearing	5-0
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Motion to continue the public hearing: Mr. Lichtenstein
Second by: Ms. Millen

	Aye	Nay	Abstain	Absent
Mr. Watiker, Chair	X			
Ms. Hoexter	X			
Mr. Lichtenstein	X			
Mr. Meiselman	X			
Ms. Millen	X			

APPLICANT

ACTION

VOTE

**NOI to be Lead Agency from
Scarsdale Village Board**
Swimming Pool Complex Project

No Objection to
the Village
Board Acting as
Lead Agency

5-0

Motion of No Objection: Mr. Lichtenstein
Second: Mr. Meiselman

	Aye	Nay	Abstain	Absent
Mr. Watiker, Chair	X			
Ms. Hoexter	X			
Mr. Lichtenstein	X			
Mr. Meiselman	X			
Ms. Millen	X			



Kellan D. Cantrell, AICP
Village Planner

Jeffrey Watiker, Chairman
Barry Meiselman
Meredith Millen
Eric Lichtenstein
Elizabeth Hoexter



Village Hall
1001 Post Road
Scarsdale, NY 10583

Village of Scarsdale
26 FEB 13 9:51 AM
Clerk-Treasury

**VILLAGE OF SCARSDALE
ZONING BOARD OF APPEALS AGENDA
WEDNESDAY, FEBRUARY 11, 2026
7:00 P.M.**

CONTINUED PUBLIC HEARING

1. The application of JAF Builders for a Special Use Permit pursuant to Chapter 310-88 of the Village Code to construct a swimming pool at **36 Secor Road** identified on the Village tax map as Sec. 18, Blk 03, Lot 274. Case #36-2025

NEW APPLICATIONS

2. The application of Jared DiPalma for a Special Use Permit pursuant to Chapter 310-88 of the Village Code to construct a swimming pool at **10 South Woods Lane**, identified on the Village tax map as Sec. 12, Blk 08, Lot 65. **ADJOURNED** Case #1-2026
3. The application of Jared & Barrie Mellin for a Special Use Permit pursuant to Chapter 310-88 of the Village Code to construct a swimming pool and spa at **21 Sherbrooke Road** identified on the Village tax map as Sec. 13, Blk 01, Lot 13A. Case #2-2026
4. The application of Michael Loeb for a Special Use Permit pursuant to Chapter 310-88 of the Village Code to construct a swimming pool at **8 Wayside Lane** identified on the Village tax map as Sec. 03, Blk 03, Lot 31. **ADJOURNED** Case #3-2026
5. The application of Bask LLC for a Special Use Permit pursuant to Chapter 310-88 of the Village Code to construct a swimming pool at **30 Fenimore Road**, identified on the Village tax map as Sec. 04, Blk 07, Lot 15. Case #4-2026
6. The application of Lee Road Management & Development LLC for an Area Variance pursuant to Chapter 310-51 of the Village Code for a side yard setback Variance to construct a two-story addition to an existing home at **115 Lee Road** identified on the Village tax map as Sec. 08, Blk 18, Lot 34. Case #5-2026
7. The application of Eric & Jennifer Premisler for an Area Variance pursuant to Chapter 310-43 of the Village Code for a rear yard setback Variance to construct an addition over an existing garage and an Area Variance pursuant to Chapter 158 of the Village Code to install a 6-foot-high fence at **238 Rock Creek Lane** identified on the Village tax map as Sec. 19, Blk 01, Lot 379. Case #6-2026

8. The application of Natalia Gourari for a Special Use Permit pursuant to Chapter 310-88 of the Village Code to install a hot tub at **15 Larch Lane** identified on the Village tax map as Sec. 04, Blk 05, Lot 808. **ADJOURNED** Case #7-2026

Discussion Item: Zoning Board of Appeals consideration of the Village Board SEQR Notice of Intent to Declare Lead Agency for the Swimming Pool Project.

NEXT SCHEDULED ZONING BOARD MEETING

The next regularly scheduled Zoning Board meeting will be held on Wednesday March 11, 2026 at 7:00 p.m.

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

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

To receive meeting agendas by e-mail, visit www.scarsdale.gov and click on “Notify Me” to subscribe

By Order of the Board of Appeals, Scarsdale, New York, dated January 28, 2026. Updated 2/4/26.
Updated 2/10/26. Kellan D. Cantrell, AICP, Village Planner