



DECISIONS
PLANNING BOARD

FEBRUARY 25, 2026
7:00 PM

Village of Scarsdale
26 FEB 26 1:18 PM
Clerk.Treasury

- | <u>APPLICANT</u> | <u>ACTION</u> | <u>VOTE</u> |
|--|--------------------------------------|-------------|
| 1. 189 Heathcote LLC
189 Heathcote Road
Amended Site Plan – Site Disturbance
Amended Site Plan – Adjoining Property Buffer | Refer to the Zoning Board of Appeals | 5-0 |

Motion to refer to the Zoning Board of Appeals: 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			

- | | | |
|--|---|-----|
| 1. 189 Heathcote LLC
189 Heathcote Road
Amended Site Plan – Adjoining Property Buffer
Amended Site Plan – Site Disturbance | Refer to the Board 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			

- | <u>APPLICANT</u> | <u>ACTION</u> | <u>VOTE</u> |
|--|----------------------------|-------------|
| 1. 189 Heathcote LLC
189 Heathcote Road
Amended Site Plan – Site Disturbance
Amended Site Plan – Adjoining Property Buffer | Continue Public
Hearing | 5-0 |

Motion to continue the public hearing: 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			

- | | | |
|---|--|-----|
| 2. Rising Real Estate Development Inc
70 Fayette Road
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. 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			

<u>APPLICANT</u>	<u>ACTION</u>	<u>VOTE</u>
3. Raj Krishnan 13 Hillview Drive 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: Mr. Seiden

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

3. Raj Krishnan 13 Hillview Drive Site Plan – Adjoining Property Buffer Site Plan – Site Disturbance Site Plan – Demolition	Continue Public Hearing	5-0
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Motion to continue the public hearing: Ms. Pekarek
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			

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: 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			



Kellan D. Cantrell, AICP, Village Planner
Village of Scarsdale
2/25/2026

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



Village Hall
1001 Post Road
Scarsdale, NY 10583
Village of Scarsdale
26 FEB 26 1:18 PM
Clerk Treasury

**VILLAGE OF SCARSDALE
PLANNING BOARD AGENDA
WEDNESDAY FEBRUARY 25, 2026
7:00 P.M.**

CONTINUED PUBLIC HEARING

1. 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
2. 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

NEW APPLICATIONS FOR PUBLIC HEARING

3. The application of Raj Krishnan 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 **13 Hillview Drive** identified on the Village tax map as Sec. 22, Blk 11, Lot 20. Case #4-2026

DISCUSSION ITEM: Planning Board consideration of the Village Board SEQR Notice of Intent to Declare Lead Agency for the Swimming Pool Project.

ADJOURNED PUBLIC HEARINGS

4. 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
5. 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

6. 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
7. 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
8. 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
9. 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
10. 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
11. 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
12. 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
13. 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

NEXT SCHEDULED PLANNING BOARD MEETING

The next regularly scheduled Planning Board meeting will be held on Wednesday March 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.

To receive meeting agendas by e-mail, visit www.scarsdale.gov and click on “Notify Me” to subscribe.
Updated 2-25-2026

