



DECISIONS
PLANNING BOARD

MARCH 25, 2026
7:00 PM

26 MAR 26 1:58 PM
Clerk, Treasury
Village of Scarsdale

<u>APPLICANT</u>	<u>ACTION</u>	<u>VOTE</u>
1. 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	Refer to the Board of Architectural Review	3-0

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			

1. 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	Continue Public Hearing	3-0
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Motion to continue the Public Hearing to the April 22, 2026, Planning Board meeting: 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			

- | <u>APPLICANT</u> | <u>ACTION</u> | <u>VOTE</u> |
|---|--|-------------|
| 1. 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 | Authorize Staff to
Draft and Circulate
NOI to Declare Lead
Agency for SEQRA | 3-0 |

Motion to distribute Notice of Intent to declare the Planning Board as Lead Agency: 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			

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|---|-----------------------------|-----|
| 2. 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 | Approved with
Conditions | 3-0 |
|---|-----------------------------|-----|

Motion to approve with conditions: 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			

- | | <u>APPLICANT</u> | <u>ACTION</u> | <u>VOTE</u> |
|----|---|--|-------------|
| 3. | Rising Real Estate Development Inc.
41 Carthage Road
Site Plan – Adjoining Property Buffer
Site Plan – Site Disturbance
Site Plan – Demolition | Refer to the Board
of Architectural
Review | 3-0 |

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			

- | | | | |
|----|---|----------------------------|-----|
| 3. | Rising Real Estate Development Inc.
41 Carthage Road
Site Plan – Adjoining Property Buffer
Site Plan – Site Disturbance
Site Plan – Demolition | Continue Public
Hearing | 3-0 |
|----|---|----------------------------|-----|

Motion to continue the Public Hearing to the April 22, 2026, Planning Board meeting: 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			

<u>APPLICANT</u>	<u>ACTION</u>	<u>VOTE</u>
5. Dong S Chi 0 Spier Road Site Plan – Adjoining Property Buffer Site Plan – Site Disturbance Wetlands Permit	Refer to the Board of Architectural Review	3-0

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			

5. Dong S Chi 0 Spier Road Site Plan – Adjoining Property Buffer Site Plan – Site Disturbance Wetlands Permit	Continue Public Hearing	3-0
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Motion to continue the Public Hearing to the April 22, 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			

<u>APPLICANT</u>	<u>ACTION</u>	<u>VOTE</u>
6. TDJ Contracting Corp 42 Brewster Road Site Plan – Adjoining Property Buffer Site Plan – Site Disturbance Site Plan – New Home on a Corner Lot	Continue Public Hearing	3-0

Motion to continue the Public Hearing to the April 22, 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			

7. Mikhail Pavlov 24 Eton Road Site Plan – Site Disturbance Site Plan – Demolition	Refer to the Board of Architectural Review	3-0
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Motion to refer to the Board of Architectural Review: 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			

7. Mikhail Pavlov 24 Eton Road Site Plan – Site Disturbance Site Plan – Demolition	Continue Public Hearing	3-0
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Motion to continue the Public Hearing to the April 22, 2026, Planning Board meeting: 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			

	<u>APPLICANT</u>	<u>ACTION</u>	<u>VOTE</u>
8.	Mr. & Mrs. Weinstein 210 Fox Meadow Road Site Plan – Flag Lot	Refer to the Board of Architectural Review	3-0

Motion to refer to the Board of Architectural Review: 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			

8.	Mr. & Mrs. Weinstein 210 Fox Meadow Road Site Plan – Flag Lot	Continue Public Hearing	3-0
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Motion to continue the Public Hearing to the April 22, 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			

<u>APPLICANT</u>	<u>ACTION</u>	<u>VOTE</u>
9. Raj Krishnan/Lincoln Carthage Homes LLC 46 Lincoln Road Amended Wetlands Permit	Approved	3-0


Motion to approve: 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/Lincoln Carthage Homes LLC 46 Lincoln Road Amended Wetlands Permit	Conduct Uncoordinated Review and Adopt Negative Declaration	3-0
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Motion to conduct an uncoordinated review and adopt a Negative Declaration under SEQR: 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			



Kellan D. Cantrell, AICP, Village Planner
Village of Scarsdale
3/25/2026

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



Village Hall
1001 Post Road
Scarsdale, NY 10583

26 MAR 26 1:50 PM
Clerk. Treasury
Village of Scarsdale

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

CONTINUED PUBLIC HEARING

1. 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, subdivision creating one new lot and construct two homes at **74 Carthage Road** identified on the Village tax map as Sec. 22, Blk 07, Lot 1. Case #41-2025
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 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
3. 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
4. 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. **ADJOURNED** Case #3-2026
5. 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

NEW APPLICATIONS FOR PUBLIC HEARING

6. The application of TDJ Contracting Corp 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 a New Home on a Corner Lot pursuant to Chapter 251 of the Village Code to construct a new home at **42 Brewster Road**, previously known as 0 Hickory Road, identified on the Village tax map as Sec. 04, Blk 08, Lot 610B.1. Case #7 - 2026
- 7. The application of Mikhail Pavlov for Site Plan approval related to exceeding the Site Disturbance threshold pursuant to Chapter 251 of the Village Code and Demolition pursuant to Chapter 251 of the Village Code to demolish the existing home and construct a new home at **24 Eton Road** identified on the Village tax map as Sec. 15, Blk 04, Lot 6. Case #5 - 2026
- 8. 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
- 9. The application of Raj Krishnan/Lincoln Carthage Homes LLC to amend a Site Plan approval related to disturbance in the adjoining property buffer pursuant to Chapter 254 of the Village Code and for an Amended Wetlands Permit approval for regulated activities within the Wetland-Controlled Area pursuant to Chapter 171 of the Village Code to install a swimming pool at **46 Lincoln Road** identified on the Village tax map as Sec. 22, Blk 12, Lot 5. Case #8 - 2026

ADJOURNED PUBLIC HEARINGS

- 10. 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
- 11. 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
- 12. 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
- 13. 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
- 14. 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

15. 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

16. 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

17. The application of Jordan & Izabella Rubin for an Amended Wetlands Permit approval for regulated activities within the Wetland-Controlled Area pursuant to Chapter 171 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

NEXT SCHEDULED PLANNING BOARD MEETING

The next regularly scheduled Planning Board meeting will be held on Wednesday April 22, 2026, at 7:00 PM

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

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

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Agenda updated 3-25-2026

