

**Minutes**  
Village of Pelham Manor  
Board of Appeals  
May 24, 2023

Chairman: Greg Varone  
Member: Joseph Liberatore  
Member: Kathy Soderberg  
Member: Mike Tesoro  
Building Inspector: Max Dao  
Village Manager: Lindsey M. Luft

**Open the meeting**

Chairman opened – all here except Greco, Robert Spolzino not present.

**Approval of Minutes** March 22, 2023 meeting

Soderberg motion Tesoro second, all in favor; new member abstained.

Building Inspector: Max Dao presented the application of:

Lisa Garofano & Kevin Thomason, **15 Lawrence Place**, 163.83-1-21 - new deck & re-constructed rear stoop on an existing non-conforming lot.

Daniel DeVito & Lisa Garofano (homeowner); Daniel explained the project and their reason for being here tonight. Small piece of house existing non-conforming. Lighting was discussed and confirmed all ground facing. It was confirmed there would be no outdoor speakers installed.

1 letter of support.

The Board reserved decision.

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Building Inspector: Max Dao presented the application of:

Kshitis Motha, **4550 Boston Post Road**, 166.28-1-56 – demo an existing home & consideration of a special permit to build a new home.

Michael A. Piccirillo (architect) & Kshitis Motha present.  
2,500 sq ft footprint without taking the covered courtyard into consideration. There was discussion about the covered courtyard. There was a question of if it is considered to be development coverage.

Toby Marxuach-Gusciura, 901 Plymouth Street here to comment asked about lot coverage.

The application was hold over pending further review.

The Board reserved decision.

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Building Inspector: Max Dao presented the application of:

Stephanie Lafera, **656 Esplanade**, 163.84-1-23 - construct a swimming pool.

Thomas E. Haynes, Architect here to present the project. Pool fence tight to pool rather than around the outer edges of the property. No sound or audio system. All lighting downfacing and low voltage. Arborvitaes will be planted on the outside perimeter of this fence. Drainage was discussed and confirmed.

555 Manor Lane – David Sparano asked about the depth of the pool, Mr. Haynes, Architect explained that the engineer would design this. Asked about existing drywells. Chairman explained they must remain and the architect explained the same.

561 Manor Lane Katie Mayer – presented questions about drainage, the Board answered.

The Board reserved decision.

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Building Inspector: Max Dao presented the application of:

Ray Carotenuto, **1441 Roosevelt Place**, 167.46-1-37 – variance to allow a side yard variance so property can be subdivided.

Michael Mastrogiacomo here to present the project.

The Board reserved decision.

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Building Inspector: Max Dao presented the application of:

Robin Bratone, **400 Pelham Manor Road**, 164.61-1-12 – an existing 6’ fence within the street setback. Fence is facing Colonial Avenue. Robin Bratone, homeowner present to present application.

The Board reserved decision.

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The Board considered the application of Lisa Garofano & Kevin Thomason, **15 Lawrence Place**, 163.83-1-21 - new deck & re-constructed rear stoop on an existing non-conforming lot.

After discussion and upon duly made and seconded, it was unanimously resolved that

WHEREAS, the requirements for a special permit set forth in the zoning ordinance, as pertains to this application, have been met.

NOW THEREFORE BE IT RESOLVED, That the application of Lisa Garofano & Kevin Thomason, 15 Lawrence Place, 163.83-1-21- new deck & re-constructed rear stoop on an existing non-conforming lot, be and hereby is granted.

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The Board considered the application of Kshitis Motha, **4550 Boston Post Road**, 166.28-1-56, for a special permit to demo an existing home and build a new home.

After discussion and upon duly made and seconded, it was unanimously resolved that hold over for further review.

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The Board considered the application of Stephanie Lafera, **656 Esplanade**, 163.84-1-23, for a special permit to construct a swimming pool.

After discussion and upon duly made and seconded, it was unanimously resolved that

WHEREAS, the requirements for a special permit set forth in the zoning Ordinance, as pertains to this application, have been met.

NOW THEREFORE BE IT RESOLVED, That the application of Stephanie Lafera, **656 Esplanade**, 163.84-1-23, for a special permit to construct a `swimming pool, be and hereby is granted.

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The Board considered the application of Ray Carotenuto, **1441 Roosevelt Place**, 167.46-1-37, pending the submission of the report referenced by Michael Mastrogiacomo.

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The Board considered the application of Robin Bratone, **400 Pelham Manor Road**, 164.61-1-12, for a variance for an existing 6' fence within the street setback.

After discussion and upon motion duly made and seconded, it was unanimously resolved that

WHEREAS, there are special circumstances and conditions applying to this building and land which do not apply generally to the land and buildings in the neighborhood and have not resulted from any act of the applicant subsequent to the adoption of the regulations appealed; and

WHEREAS, the circumstances and conditions are such that the particular applications of the conditions of the zoning ordinance would deprive the applicant of the reasonable use of the land and building; and

WHEREAS, the granting of the variance sought will be in harmony with the general purpose and intent of the zoning ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and

NOW THEREFORE BE IT RESOLVED, That the application of Robin Bratone, **400 Pelham Manor Road**, 164.61-1-12, for a variance for an existing 6' fence within the street setback, be and hereby is granted.

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### **ADJOURNMENT**

There being no further business, the meeting was adjourned.

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Village Clerk