

Minutes
Village of Pelham Manor
Board of Appeals
June 28, 2023

Present

Chairman: Greg Varone

Member: Joseph Liberatore

Member: Jamie Grecco

Counsel: Robert Spolzino, Esq.

Village Manager: Lindsey M. Luft

Open the meeting

Chairman Greg Varone presented 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.

Michael Piccaerla, Architect, explained the project. It was confirmed HVAC equipment will be within the setback and, lights are down facing and no outdoor sound systems.

Chairman Varone clarified application is for a special permit for a new building.

The Board reserved decision.

Chairman Greg Varone presented the application of:

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

Chairman Varone provided a summary of previous meetings.

The Board reserved decision.

Chairman Greg Varone presented the application of:

Eric & Mildred Salmeron, 1009 Washington Avenue, 166.44-1-45, for a special permit to amend previous special permit for a swimming pool, as they are turning the pool.

Tom Haynes, Architect, reviewed the proposal to turn the pool 90 degrees. Confirmed the pool equipment is in the same place. The lighting is in a new spot to face the house.

The Board reserved decision.

Charman Greg Varone presented the application of:

Tomas Zombeck, 415 Highbrook Avenue, 163.68-1-18, for a variance to allow construction on a non-conforming lot and a special permit to allow additions to a house over 500 square feet.

Thomas Haynes, Architect, provided the proposal and confirmed setbacks compliant and there will be wall sconce lighting that faces down.

Frank Tauber, 1015 Washington Avenue – commented on previous application. Spoke about flooding in basement.

The Board reserved decision.

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

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 Kshitis Motha, 4550 Boston Post Road, 166.28-1-56, for a special permit to demo an existing home and build a new home, be and hereby is granted.

The Board considered the application of Ray Carotenuto, 1441 Roosevelt Place, 167.46-1-37, for a variance to allow a side yard variance so property can be subdivided.

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 Ray Carotenuto, 1441 Roosevelt Place, 167.46-1-37, for a variance to allow a side yard variance so property can be subdivided, be and hereby is granted.

The Board considered the application of Eric & Mildred Salmeron, 1009 Washington Avenue, 166.44-1-45, for a special permit to amend previous special permit for a swimming pool they are turning the pool.

After discussion and upon motion 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 Eric & Mildred Salmeron, 1009 Washington Avenue, 166.44-1-45, for a special permit to amend previous permit for a swimming pool they are turning the pool, be and hereby is granted.

The Board considered the application of Thomas Zembek, 415 Highbrook Avenue, 163.68-1-18, for a variance to allow construction on a non-conforming lot and a special permit to allow additions to a house over 500 square feet.

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 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

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 Thomas Zombek, 415 Highbrook Avenue, 163.68-1-18, for a variance to allow additions to a house over 500 square feet, be and hereby is granted.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Village Clerk