

**Minutes**  
Village of Pelham Manor  
Board of Appeals  
August 23, 2023

Present

Member: Mike Tesoro

Member: Joseph Liberatore

Member: Jamie Grecco

Building Inspector: Max Dao

Village Manager: Lindsey M. Luft

Open the meeting

Building Inspector: Max Dao presented the application of:

Ms. Meredith Price, **15 Ridge Place**, 166.44-1-63 for an addition in excess of 500 square feet.

Jamie Vassalotti, Architect presented the project. It was confirmed there would be no exterior lighting.

The Board reserved decision.

-----

Building Inspector: Max Dao presented the application of:

**1140 Washington Avenue**, 167.37-2-33, for a special permit to construct a house after the old house has been demolished, a variance for a front yard setback and a side yard setback.

Steve Dimovski, Architect, presented the project.

Paul Prencis, 1136 Washington Avenue was present and expressed concern about grading and drainage. Steve Dimovski, Architect responded confirmed no grading. Paul Prencis stated he has no issues with the variances requested.

Damian O'Brien, 1144 Washington Avenue was present and expressed concern about stormwater runoff. He inquired about the height of home because he has solar panels. He also expressed concern about demolition vibrations. Steve Dimovski responded to all concerns, and specifically stated they may do hand removal during demolition, if needed.

The Board reserved decision.

-----

The Board considered the application of Ms. Meredith Price, **15 Ridge Place**, 166.44-1-63 for an addition in excess of 500 square feet.

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 Ms. Meredith Price, **15 Ridge Place**, 166.44-1-63 for an addition in excess of 500 square feet, be and hereby is granted.

-----

The Board considered the application of **1140 Washington Avenue**, 167-37-2-33, for a special permit to construct a house after the old house has been demolished, a variance for a front yard setback and a side yard 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

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 **1140 Washington Avenue**, 167.37-2-33, for a variance for a front yard setback and a side yard setback, be and hereby is granted.

-----

## ADJOURNMENT

There being no further business, the meeting was adjourned.

-----  
Village Clerk