

Minutes
Village of Pelham Manor
Board of Appeals
September 27, 2023

Present: Acting Chairwoman: Kathy Soderberg
 Member: Mike Tesoro
 Member: Joseph Liberatore
 Member: Jamie Grecco
 Building Inspector: Max Dao
 Village Manager: Lindsey M. Luft

Absent: Chairman Greg Varone

Acting Chairwoman Kathy Soderberg opened the meeting and introduced the members of the Board.

MINUTES

The minutes of May 24, 2023 and August 23, 2023 were approved.

Building Inspector Max Dao presented the application of Mr. Omer Haberman, 527 Pelhamdale Avenue, 163.84-1-59, for a variance from rear yard setback requirements to allow for adding a small stoop/landing with stairs and a roof over the landing on a non-conforming lot.

Danielle DeVito, Architect presented project and confirmed the project does not interfere with the nonconformity in the rear. The proposed stoop in the front of the property is fully within regulations.

The Board reserved decision.

Building Inspector Max Dao presented the application of Mr. & Mrs. Jesse Voght, 1153 Clay Avenue, 167.32-2-22, for a variance from front yard and rear yard setbacks to replace rear deck on a non-conforming lot.

Jamie Vassalotti, Architect, presented project. Discussion confirmed no proposed additional lighting and no sound systems.

The Board reserved decision.

The Board considered the application of Mr. Omer Haberman, 527 Pelhamdale Avenue, 163.84-1-59, for a variance adding a small stoop/landing with stairs and a roof over the landing on a non-conforming lot.

After discussion and upon 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 Mr. Omer Haberman, 527 Pelhamdale Avenue, 163.84-1-59, for a variance adding a small stoop/landing with stairs & a roof over the landing on a non-conforming lot be and hereby is granted.

The Board considered the application of Mr. & Mrs. Jesse Voght, 1153 Clay Avenue, 167.32-2-22, for a variance to replace rear deck on a non-conforming lot (setbacks).

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 Mr. & Mrs. Jesse Voght, 1153 Clay Avenue, 167.32-2-22 for a variance to replace rear deck on a non-conforming lot (setbacks), be and hereby is granted.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Village Clerk