

VILLAGE OF PELHAM
INTEROFFICE MEMORANDUM

To: Zoning Board of Appeals

From: Debbie DelGrosso

Date: March 8, 2016

Re: Agenda Wednesday March 30, 2016

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The following item is on the agenda for Wednesday night at 7:30 PM

1. 75 Lincoln Ave., LLC, 75 Lincoln Ave
Special Permit Renewal
2. Jorge Szendiuch, 208-210 Carol Ave.
Permit to construct
3. 185 Lincoln Ave.
Discussion

VILLAGE OF PELHAM
195 SPARKS AVENUE
PELHAM, NY 10803

OBJECTION SHEET

STREET ADDRESS 75 Lincoln Avenue
SEC 1 BLOCK 149 LOT 5
PARCEL ID # 163.28-1-65
DISAPPROVED ON January 14, 2016

IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE XII SECTION 98-73 USES REQUIRING SPECIAL PERMIT THE ABOVE REFERENCED PROPERTY IS REQUIRED UNDER SECTION 98-73 (A) (3) TO OBTAIN A SPECIAL PERMIT TO OPERATE A SERVICE STATION AS DEFINED BY SECTION 98 -6 TERMS DEFINED WHICH INCLUDES A SHOP FOR RECONDITIONING AND REPAIR OF AUTOMOBILES.

IN ACCORDANCE WITH THE PROVISIONS OF THE VILLAGE OF PELHAM ZONING CODE SECTION 98-133 (C) (3) (B) THE SPECIAL PERMIT GRANTED TO PELHAM COLLISION MUST BE RENEWED IN ACCORDANCE WITH THE PROVISIONS OF 98-133 (C) (3) (D).

THEREFORE YOU MUST RENEW THE SPECIAL PERMIT TO OPERATE THE AUTOMOBILE COLLISION REPAIR FACILITY.

BY  DATE January 14, 2016
Leonard M. Russo, Building Inspector

NOTE: all applications to ZBA must be submitted by 12 noon on the closing date of the agenda please check land use boards schedule for the year 2015 for all ZBA deadline dates

VILLAGE OF PELHAM
195 SPARKS AVENUE
PELHAM, NY 10803

OBJECTION SHEET

STREET ADDRESS 208-210 CAROL AVENUE
SEC 2 BLOCK 218 LOT 9.2
PARCEL ID # 163.51-1-75
DISAPPROVED ON FEBRUARY 29, 2016

A PERMIT TO CONSTRUCT A NEW SHED ROOF BETWEEN AND ABOVE THE FRONT ENTRY DOORS CANNOT BE ISSUED AS IT WOULD VIOLATE CHAPTER 98, ARTICLE VII, SECTION 98-37 (A) OF THE VILLAGE OF PELHAM ZONING CODE, IN THAT THE SHED ROOF HAS A PROPOSED FRONT YARD SET BACK OF 14FT-0 INCHES WHERE A 20FT-0 INCH FRONT YARD SETBACK IS REQUIRED.

IN A SECOND MATTER, A PERMIT TO INSTALL TWO CENTRAL AIR CONDITIONING COMPRESSORS CANNOT BE ISSUED AS IT WOULD VIOLATE CHAPTER 98, ARTICLE VII, SECTION 98-37 (C) (1) OF THE VILLAGE OF PELHAM ZONING CODE IN THAT THE AIR CONDITIONING COMPRESSORS HAVE A PROPOSED REAR YARD SET BACK OF 18FT-0 INCHES WHERE A 20 FT REAR YARD SETBACK IS REQUIRED FOR A "SEMIDETACHED" DWELLING.

A VARIANCE MUST BE APPROVED BY THE VILLAGE OF PELHAM ZONING BOARD OF APPEALS FOR EACH OF THE ABOVE LISTED OBJECTIONS BEFORE A BUILDING PERMIT CAN BE ISSUED.

BY 
Leonard M. Russo, Building Inspector

DATE FEB 29, 2016

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