

VILLAGE OF PELHAM
INTEROFFICE MEMORANDUM

To: Zoning Board of Appeals

From: Debbie DelGrosso

Date: April 7, 2016

Re: Agenda Wednesday April 27, 2016

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

1. Stephen and Ashley Dolan, 116 Cliff Ave
Permit to construct

2. Phillip Pierce, 106 Monterey Ave.
Permit to construct

3. 50 Lincoln Pelham, LLC c/o Harfenist, Kraut, Perlstein LLP
Permit to construct

VILLAGE OF PELHAM
195 SPARKS AVENUE
PELHAM, NY 10803
OBJECTION SHEET

STREET ADDRESS 116 Cliff Ave
SEC 2 BLOCK 210 LOT 3
PARCEL ID # 164-45-1-10
DISAPPROVED ON April 5, 2016

A BUILDING PERMIT CANNOT BE ISSUED FOR THE PROPOSED FIRST FLOOR ADDITION AS IT WOULD RESULT IN A VIOLATION OF THE VILLAGE OF PELHAM ZONING CODE ARTICLE XVI CHAPTER 98 SECTION 98-108.2 IN THAT THE PROPOSED FIRST FLOOR ADDITION WOULD CREATE A MAXIMUM FLOOR AREA RATIO OF 38.94 PERCENT WHERE THE MAXIMUM ALLOWABLE FLOOR AREA RATIO IN THE A-1 RESIDENCE DISTRICT IS 35 PERCENT. A VARIANCE MUST BE GRANTED BY THE VILLAGE OF PELHAM ZONING BOARD OF APPEALS BEFORE A BUILDING PERMIT CAN BE ISSUED.

BY 
Leonard M. Russo, Building Inspector
DATE April 5, 2016

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 2016 for all ZBA deadline dates

VILLAGE OF PELHAM
195 SPARKS AVENUE
PELHAM, NY 10803

OBJECTION SHEET

STREET ADDRESS 50 Lincoln Ave / 50 2nd Avenue

SEC 1 BLOCK 160 LOT 12

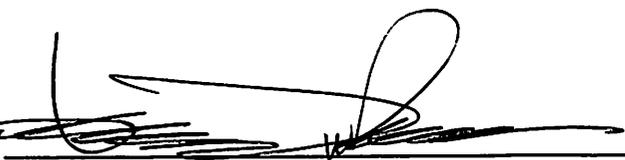
PARCEL ID # 163.28-1-13

DISAPPROVED ON April 6, 2016

AN APPLICATION FOR INTENT TO DEVELOP THE ABOVE REFERENCED PROPERTY IN ACCORDANCE WITH CHAPTER 79 OF THE VILLAGE OF PELHAM CODE AND APPROVAL FOR A BUILDING PERMIT CANNOT BE ACCEPTED BECAUSE THE PROPOSED NEW BUILDING WOULD VIOLATE THE VILLAGE OF PELHAM ZONING CODE ARTICLE XV CHAPTER 98 SECTION 98- 100 (A)

IN THAT THE PROPOSED REAR YARD SETBACK OF THE BUILDING IS 10 FEET. WHERE A 25 FEET REAR YARD SETBACK IS REQUIRED.

A VARIANCE MUST BE GRANTED BY THE VILLAGE OF PELHAM ZONING BOARD OF APPEALS BEFORE THE PROPOSED SITE PLAN CAN BE ACCEPTED FOR A SITE PLAN APPROVAL AND BUILDING PERMIT.

BY 
Leonard M. Russo, Building Inspector

DATE 4-6-2016

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