VILLAGE OF PELHAM

Zoning Board of Appeals

Patrick Connelly
409 Third Avenue
Pelham, New York 10803
Parcel 163.28-1-48

September 30, 2015

PRESENT: Acting Chairman Shirreffs, Messrs. Brown, Diffley, & Hartmere
Deputy Clerk Debra DelGrosso, Attorney Robert G. Wise & Building Inspector Leonard Russo.

The applicant had previously sought and received a variance from the provisions of Sections 98-10 B. (1) to construct a new family residence where the proposed garage which is connected to the residence and faces the street will have a 26 foot front yard setback where the Zoning Code requires a setback of 45 feet. The residence is located at 409 Third Avenue and is more particularly described as Parcel 163.28-1-48 on the Tax Map of the Town of Pelham.

Prior to the meeting the Applicant made a written request to the Board for a 120 day extension of the previously granted variance. Mr. Shirreffs asked the Board for a motion to grant the extension. Mr. Brown made the motion which was seconded by Mr. Hartmere and unanimously approved.

VILLAGE OF PELHAM
ZONING BOARD OF APPEALS

Kenneth Shirreffs, Acting Chairman

David Brown

Bryan Diffley

Michael Hartmere

VILLAGE OF PELHAM

Zoning Board of Appeals

JONATHAN KAPLOW
303 Cliff Avenue
Pelham, New York 10803
Parcel 163.68-2-46

September 30, 2015

PRESENT: Acting Chairman Shirreffs, Messrs. Brown, Diffley, & Hartmere
Deputy Clerk Debra DelGrosso, Attorney Robert G. Wise & Building Inspector Leonard Russo.

The applicant seeks a variance from the provisions of Section 98-108.2 of the Zoning Code to construct a two story, 715 square foot, addition to his home at 303 Cliff Avenue which will have a residential floor area ratio of 39% where the Zoning Code requires a floor area ratio of at no more than 35%. The residence is more particularly described as Parcel 163.68-2-46 on the Tax Map of the village of Pelham. Mr. Kaplow and his architect, Steven Secon, were present in support of the application.

Mr. Shirreffs requested the Board make a motion that a negative environmental impact resolution be accepted. Mr. Diffley made such a motion which was seconded by Mr. Brown and unanimously adopted.

Mr. Secon described the project to the Board. He said the current residence was a non-conforming parcel with building forming an L shape. The applicant wanted to "fill in" the L by adding 1/3 more space to the first floor and 2/3 more space to the second floor. He noted that the Applicant and his wife had three small children and needed additional space, as well as wanting

to expand the kitchen and add a family room. The additions would not be visible from the street and would improve drainage on the property. Mr. Secon said he and the applicant had investigated other options and concluded the present proposal was the best compromise. He presented five letters from neighbors supporting the variance application.

Mr. Shirreffs asked the Board if they had any questions. Mr. Brown noted that it appeared the applicant was really only filling in the existing footprint on an undersized lot. Mr. Diffley said there was no increase in the height of the existing structure resulting from the additions. Mr. Shirreffs agreed with Mr. Brown's comment and added the residence has some usable space on third floor, which might be included in the computation of the current floor area ratio.

Mr. Brown made a motion that the variance be granted as requested. It was seconded by Mr. Hartmere. The motion was unanimously approved. Mr. Shirreffs reminded the applicant he has 120 days to begin construction of the alterations.

VILLAGE OF PELHAM
ZONING BOARD OF APPEALS

Kenneth Shirreffs, Acting Chairman

David Brown

Bryan Diffley

Michael Hartmere