

# VILLAGE OF PELHAM

## Zoning Board of Appeals

Kristina Findikyan  
107 Cliff Avenue  
Pelham, New York 10803  
Parcel 164.45-1-4

December 14, 2015

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

The applicant sought a variance to construct an addition to the second floor of the family residence where the addition will have a combined side yard setback of 23 feet where the Zoning Code Section 98-16 B. (1) requires a setback not less than 25 feet. Mr. Shirreffs made a motion that for determination that the application would not have a negative environmental impact. The motion was seconded by Mr. Brown and unanimously approved.

Ms. Findikyan, her husband Stephen Findikyan and their architect, Paul Osmolskis, were present in support of the application. Mr. Osmolskis told the Board that his clients' wanted to construct a study and master closet adjacent to the master bedroom. He said the addition would not increase the footprint of the residence, being installed above the existing sunroom on the first floor of the residence. He further noted that because of the way the residence sits on the land and the grade of the land dropping off from the front to the rear of the lot it would be very difficult and expensive to construct the addition elsewhere on the parcel. He further noted that the design of the addition would be consistent with the existing architecture and wouldn't adversely affect the neighborhood. The applicants introduced letters from neighbors supporting the application.

The Board asked if the applicants had discussed the proposed addition with the Morels, their neighbors on the side of their home adjoining the proposed addition. They said they had and the Morels supported the application. Mr. Smith asked the Board if there were any other questions.

Mr. Diffley made a motion the Variance be granted as requested. Mr. Shirreffs seconded the motion, which was unanimously approved.

**VILLAGE OF PELHAM  
ZONING BOARD OF APPEALS**



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**Edward Smith, Chairman**



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**Kenneth Shirreffs**



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**David Brown**



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**Bryan Diffley**



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**Michael Hartmere**