VILLAGE OF PELHAM

Zoning Board of Appeals

LaGaia Development Realty Corp.
8 Second Avenue
Pelham, New York 10803
Parcel 163.43-1-32

February 25, 2015

PRESENT: Chairman Smith, Messrs. Ippolito, Shirreffs, Brown, & Ms. Draper, Deputy Clerk Debra DelGrosso, Attorney Robert G. Wise & Building Inspector Leonard Russo.

The applicant sought a variance to allow the apportionment of a parcel of land 100 feet by 100 fee into two lots of 50 feet by 100 feet to allow construction of a new family residence on the new vacant lot where the existing residence will have and aggregate side yard setback of fourteen feet where Section 98-44 B. (1) of the Zoning Code requires an aggregate side yard setback of at least sixteen feet. There is a bay window of approximately ten feet in length on the south side of the residence which creates the need for the variance. Mr. Ippolito made a motion that for a determination that the application would not have a negative environmental impact. The motion was seconded by Ms. Draper and unanimously approved.

Mr. Frank Del Ponte, a principal of the applicant, and his architect, Aldo DiVitto, were present in support of the application. Mr. Di Vito noted that the residence itself was in compliance with the setback provisions. It is only the approximately 2.5 feet protrusion of the bay window which makes

the variance necessary. The applicant is required to obtain a variance befor an application for an apportionment can be presented to the Town Assessor. Ultimately the variance sought was approximately 2.2 feet. The Board then proceeded to discuss the application. Mr. Smith asked the meeting if there were any questions or concerns. There were none and were additionally no members of the community in the audience.

Mr. Ippolito made a motion the Variance be granted as requested. Ms. Draper seconded the motion, which was unanimously approved.

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Edward Smith, Chairman

Kenneth Shirreffs

Charles Ippolito

Cathy Draper

David Brown

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