

**LOCAL LAW NO. 1 OF 2025**

**VILLAGE BOARD OF TRUSTEES  
VILLAGE OF PELHAM**

**A LOCAL LAW AMENDING THE ZONING ORDINANCE AND  
ZONING MAP OF THE VILLAGE OF PELHAM PERTAINING TO  
SECTION 98-8 OF THE VILLAGE OF PELHAM ZONING LOCAL  
LAW OF 1983 ENTITLED "ZONING MAP" THE BUSINESS – 1  
COMMERCIAL ZONING DISTRICT**

**BE IT ENACTED**, BY THE VILLAGE BOARD, AS FOLLOWS:

*(Language in strike-through ~~abedefghijk~~ to be deleted; language in **bold** is to be added)*

*Section 1.*

Purpose and Intent:

The Village Board finds and determines that adequate off-street parking is vital to both the public and private sectors in the community. The Petitioner of this Zoning request, the Pelham Funeral Home, is the owner of 64 Lincoln Avenue (the "Premises") which is in the BUS-1 Commercial Zoning District, together with the adjacent property located at the rear of the Premises at 216 Third Avenue, which is in a "RES A-3" Zoning District, also owned and controlled by the Petitioner. The proposed Zoning Map change involves the relocation and associated extension of the rear property line of the Lincoln Avenue property 25' to the south, and the associated reduction of the Third Avenue property lot size. The proposed expansion of the Premises with the Added Property will increase the total square footage of the Premises from 10,040.7 square feet to 12,545.96 square feet and the total square footage of the Third Avenue Property will be reduced from 7,526.8 square feet to 5,021.54 square feet.

*Section 2.*

§ 98-8 of the Code of the Village of Pelham is amended to add the following:

**(D) The Business-1 District as shown on the Zoning Map of the Village of Pelham, dated June 2, 1987, is hereby extended to include 25' by 100' of the property to the southwest (formerly zoned as Residence A-3). Consequently, Section 163.28 Block 1 Lot 5 will increase in size by 2500 square feet and be in Business-1 entirely; Section 163.28 Block 1 Lot 6 will be reduced in size by 2500 square feet and remain in Residence-A-3 as shown on the Town of Pelham Tax Map.**

*Section 3. Ratification, Re-adoption, and Confirmation*

Except as specifically modified by the amendments contained herein, Chapter 98 of the Village Code of the Village of Pelham are otherwise to remain in full force and effect and are otherwise ratified, readopted and confirmed.

*Section 4. Numbering for Codification*

It is the intention of the Village of Pelham and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the Village of Pelham; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “ Local Law” shall be changed to “Chapter,” “ Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

*Section 5. Severability*

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

*Section 6. Effective Date*

This Local Law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York in accordance with Municipal Home Rule Law § 27.