

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
October 18, 2012**

Findings of Fact

Case #2012-0040

Sabrina Greco
58 Haines Boulevard
Port Chester, New York 10573

on the premises No. **58 Haines Boulevard** in the Village of Port Chester, New York, situated on the **West** side of **Haines Boulevard**, distant **240 ft** from the corner formed by the intersection of **Betsy Brown Road and Haines Boulevard** being **Section 135.52, Block No. 1, Lot No. 40** on the Assessment Map of the said Village

Findings of Fact

Case No. 2012-0045

Amos Ventura
36 Halstead Avenue
Port Chester, New York 10573

on the premises No. **36 Halstead Avenue** in the Village of Port Chester, New York, situated on the **South** side of **Halstead Avenue** distant 275 feet East of the corner formed by the intersection of **Halstead Avenue and Hewlett Place** being **Section 136.55, Block No. 1, Lot No. 25** on the Assessment Map of the said Village

Findings of Fact

Case No. 2012-0042

Post Road Iron Works
16-18 North Main Street
Port Chester, New York 10573

on the premises No. **16-18 North Main Street** in the Village of Port Chester, New York, situated on the **West** side of **North Main Street** distant 100 feet from the corner formed by the intersection of **Westchester Avenue and Liberty Square** being **Section 142.31, Block No. 1, Lot No. 25 & 26** on the Assessment Map of the said Village,

Extension Request

Case # 2011-0006

Phoenix Castle
Willett & Abendroth Place
Port Chester, New York 10573

Anthony B. Gioffre, III
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, NY 10601

Applicant is requesting an additional extension of previously approved variances for the Castle project. At the July 2012 meeting and extension was granted and is due to expire this month. A 90 day extension is requested to afford the applicant time to prepare and process a building permit application.

Continued Case-Public Hearing on this matter is closed

Case No. 2012-0023

NOTICE OF HEARING ON APPLICATION

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

William & Drayton Gerety
2 Deerfield Lane
Mamaroneck, New York 10543

Leslie Maron, Esq.
5 Westchester Avenue
Pound Ridge, New York 10576

on the premises No **28 ½ Pilgrim Drive** in the Village of Port Chester, New York, situated on the **Northwest** side of **Pilgrim Drive** , distant **670 ft.** of the corner formed by the intersection of **Pilgrim Drive and Quintard Drive.** being Section 136.39 Block No.1, Lot No. 43 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Applicant proposes to construct a single family dwelling. The property is located in R7 District- minimum lot size is 7,500 sq. ft & minimum lot width is 70 ft. Proposed lot size is 5,864 sq. ft. & proposed width is 50 ft. therefore lot area variances are required

Continued Public Hearing

Case No. 2012-0039

NOTICE OF HEARING ON APPLICATION

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

Sonia Hedvat
44-48 North Main Street, LLC
44-48 North Main Street
Port Chester, New York 10573

on the premises No. **44-48 North Main Street** in the Village of Port Chester, New York, situated on the **East** side of **North Main Street** distant 0 feet from the corner formed by the intersection of **Adee & King Street** being **Section 142.31, Block No. 1, Lot No. 35** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: construct 11 dwelling units in an existing mixed use building located in the C2 Zone. Multi Dwellings above 1st floor are permitted through Special Exception Use only Approval is currently being sought through Planning Commission.

Dimensional regulations

Minimum Size lot require is 750 sq ft per dwelling unit; proposed is 529 sq. ft. therefore a variance of 221 sq. ft is required

The minimum required rear yard is 20 ft; proposed is 0.0 ft, therefore a variance is required.

Special conditions/safeguards Special Exception uses

Multifamily dwellings minimum lot size required 20,000 sq ft; proposed is 5,817 sq ft. therefore a variance is required

Adequate laundry facilities is required; proposed s none, therefore a variance is required

Multifamily dwellings require trash compactors; none are proposed therefore a variance is required

and that a public hearing on said application will be held before said Board on the **20th** day of **September** at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

Continued Public Hearing

Case No. 2012-0043

NOTICE OF HEARING ON APPLICATION

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

Jose and Raquel Viera
10 Edison Place
Port Chester, New York 10573

on the premises No. **10 Edison Place** in the Village of Port Chester, New York, situated on the **East** side of **Edison Place** distant 179.36 feet from the corner formed by the intersection of **Edison Place and Terrace Avenue** being **Section 136.72, Block No. 1, Lot No. 11** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: renew expired building permit to construct a one car garage in rear of property an addition to rear corner of the home.

Garage was constructed 1929 in the "Residence C District where minimum least width of sideyard was 3 ft.; proposed is 1.6 ft therefore a variance of 1.4 ft is required.

Structure is located in the R2F Zone where the minimum (1) side yard setback is 8ft., total of 2 on an interior lot (feet) is 14ft. Proposed side-yard setback is 2.2 ft on the south west side of home, therefore a sideyard variance of 3.8 ft is required.

Continued Public Hearing

Case No. 2012-0044

NOTICE OF HEARING ON APPLICATION

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

Richard Galasso
83 Grant Street
Port Chester, New York 10573

on the premises No. **83 Grant Street** in the Village of Port Chester, New York, situated on the **North** side of **Grant Street** distant 275 feet from the corner formed by the intersection of **Grant Street and Grandview Avenue**

being **Section 144.44, Block No. 2, Lot No. 57** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: convert existing 1 family residence into a 2 family residence.

The structure is located in the R2F District where usable open space on a lot, per dwelling is 800 sq. ft requiring a total of 1600 sq. ft., proposed is 1233 sq. ft. therefore a variance of 367 sq. ft. is required.

The structure is a legal 1 family non conforming building in the R2F District where the minimum front yard setback is 20 ft; proposed is 12.2 ft, therefore a variance of 7.8 ft. is required. Dwelling units in converted 1 family dwelling require a minimum of 750 sq. ft. per unit and a first floor enclosed area of a one-two family dwelling shall be 750 sq. ft. and least overall dimension of 20ft.; proposed first floor area is 618 sq. ft. therefore a variance of 132 sq ft is required.

1 and 2 family dwellings require 2 parking spaces per unit; proposed is 3 parking spaces, therefore a variance of 1 parking space is required.

Detached accessory buildings located within a rear yard require at least 5 ft. From any side or rear lot line and shall not exceed 1 story or 15ft.; proposed is 1 story garage with side yard setback of 1.3 ft, therefore a variance of 3.7 ft is required.

Continued Public Hearing

Case No. 2012-0019 – amended application

NOTICE OF HEARING ON APPLICATION

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

78-80 Purdy Avenue Holdings
78-80 Purdy Avenue
Port Chester, New York 10573

John B. Colangelo, Esq.
211 South Ridge Street
Rye Brook, New York 10573

on the premises No **78-80 Purdy Avenue** in the Village of Port Chester, New York, situated on the Southerly side of Purdy Avenue, distant approx 175 feet from the corner formed by the intersection of **Purdy Avenue** and **Don Bosco Place** being Section 142.38, Block No.2 Lot No. 24 and 25 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to:

- Eliminate existing parking spaces and use space for outdoor display of retail products
- Use variance allowing outdoor storage, display & sale of live plants as a permitted accessory use to a retail florist shop
- permit a structure (fence & pergola) 4' within front yard setback in an R2F Zone

and that a public hearing on said application will be held before said Board on the **18th day of October, 2012 at 7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

New Public Hearing

Case No. 2012-0046

NOTICE OF HEARING ON APPLICATION

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

Rosemarie Solano
117 Neuton Avenue
Port Chester, New York 10573

on the premises No. **117 Neuton Avenue** in the Village of Port Chester, New York, situated on the **South** side of **Neuton Avenue** distant 50 feet from the corner formed by the intersection of **Wesley Avenue and Neuton Avenue** being **Section 135.68, Block No. 2, Lot No. 15** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: obtain a Certificate Of Occupancy for a 2nd story addition as a legal, non conforming single family dwelling.

the property is currently located in the R5 District where the minimum side yard setback dimensions are 8 f (one) and a total of (two) on an interior lot is 14ft. Proposed is a 4.85 ft (one) side yard setback/NW side(left) and a total of (two) Side Yard setbacks combined of 13.22 ft; therefore a minimum side yard setback dimensions variance of 3.15 ft for one on the northwest side (left) and a total of (two) side yard setbacks on an interior lot of .78 ft is required.

and that a public hearing on said application will be held before said Board on the **18th** day of October at **7:00 o'clock** in the evening at the Court Room,

Zoning Board of Appeals

October 18, 2012

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Police Headquarters Building, 350 North Main Street, Port Chester, New York.

**THE ZONING BOARD OF APPEALS MEETING WILL BE HELD AT 7:00
O'CLOCK IN THE EVENING AT THE COURT ROOM, POLICE HEADQUARTERS
BUILDING, AT 350 NORTH MAIN STREET, PORT CHESTER, NEW YORK**