

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS AGENDA  
November 15, 2012**

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**Findings of Fact**

**Case # 2012-0039**

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,

**Findings of Fact**

**Case # 2012-0044**

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,

**Findings of Fact**

**Case # 2012-0046**

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,

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**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.

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**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

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**New Public Hearing**

**Case No. 2012-0047**

**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.

Justin F Minieri AIA  
Michael Curry  
37 Browndale Place  
Port Chester, New York 10573

on the premises No. **37 Browndale Place** in the Village of Port Chester, New York, situated on the **West** side of **Browndale Place**, distant **264** feet from the corner formed by the intersection of **Indian Road** and **Browndale Place** being Section **136.53** Block No. **2** Lot No. **33** 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 a 2 story addition.

Zoning Board of Appeals

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Property is located in R7 District where minimum sideyard setback is 10ft with a minimum total of 2 sideyard setbacks on an interior lot combined is 20 ft. Proposed is 5 ft setback on NE side of lot, therefore a variance of 5 ft. is required

and that a public hearing on said application will be held before said Board on the **15th** day of **November** at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

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**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**