

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
December 20, 2012**

Findings of Fact

Case No. 2012-0043

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

Findings of Fact

Case No. 2012-0019

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, **.44, Block No. 2, Lot No. 57 on the Assessment Map of the said Village,**

Continued Public Hearing

Case No. 2012-0047

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.

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

New Public Hearing

Case No. 2012-0048

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.

Mc Donalds Corporation
One McDonalds Plaza
Oak Brook, IL 60523

Bohler Engineering
Eric Meyn
2002 Orville Drive North
Ronkonkoma, New York 11779

on the premises No. **321 Boston Post Road** in the Village of Port Chester, New York, situated on the **South** side of **Boston Post Road** distant 0 feet from the corner formed by the intersection of **Boston Post Road & South Regent Street** being **Section 142.45, Block No. 1, Lot No. 18** 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: add an additional identification sign on the front of building

The property is located in the CD District where the maximum permitted signage is 1 wall sign on each public street or municipal off street parking lot and 1 detached or ground sign pursuant to 345-15E. Proposed are 3 additional identification signs to be located at the front right and left side elevations of the building adjacent to private properties and therefore a variance to add 3 additional identifications signs is required

and that a public hearing on said application will be held before said Board on the **20th** day of **December** 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. 2012-0050

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.

Chrissy Handel
107 Munson Street
Port Chester, New York 10573

on the premises No. **107 Munson Street** in the Village of Port Chester, New York, situated on the **West** side of **Munson Street**, distant 86.14 feet from the corner formed by the intersection of **Munson Street & Shelly Avenue** being **Section 136.45, Block No. 2, Lot No. 20** 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 a Building Permit issued in 1963 to construct a one story addition to an existing single family dwelling.

The structure is located in the R5 One-Family Residential District where the minimum side yard setback dimensions are **8ft** (one) and a total of **14ft** (two) on an interior lot; home is legally non-conforming.

At the time construction of the addition commenced the home was located in the R5 One Family Zoning Ordinance adopted August, 1954 where regulations differed from today and were **6ft** (one side) and **16 ft** (two sides) on an interior lot.

The proposed addition on the survey provided indicates that it is set **3.9 ft** on the Southwest corner of the lot therefore s **2.1 ft** minimum (1) side yard setback variance is required

and that a public hearing on said application will be held before said Board on the **20th** day of **December** 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. 2012-0050

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.

Peter Coperine and Megan Chument
166 Betsy Brown Road
Port Chester, New York 10573

on the premises No. **166 Betsy Brown Road** in the Village of Port Chester, New York, situated on the **South** side of **Betsy Brown Road**, distant 66.99 feet from the corner formed by the intersection of **Betsy Brown Road and West Glen Avenue** being **Section 135.44, Block No. 2, Lot No. 30** 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 wood deck in the rear South East corner of the home.

The structure is located in the R7 One-Family Residential District where the minimum rear yard setback is 30ft, proposed is 26ft, therefore a variance of 3.8 ft is required

and that a public hearing on said application will be held before said Board on the **20th** day of **December** at **7:00 o'clock** in the evening at the Court Room, 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