

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
January 19, 2012**

Interpretation/Variance

<u>Case #2011-0005</u>	Roosevelt Holding, LLC 114 Pearl Street Port Chester, NY 10573	Aldo V. Vitagliano, P.C. 150 Purchase Street Rye, NY 10580
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22 Broad Street

An interpretation/variance is requested under Section 345-29A, 345-13 or in the alternative 345-30 of the Zoning Ordinance or Ordinances for permission to:

Operate an Auto Detailing business with indoor space for seven vehicles, and outdoor parking on site, within the C2 zone, in a building where the prior use was non-conforming warehouse and bulk storage, variances from the requirement of Section 345-48 of the said Zoning Ordinance.

At the meeting held July 21, 2011, the Public Hearing was held and the matter adjourned. At the request of the applicant, at the meeting held August 18, 2011, the matter was adjourned. At the meeting held September 15, 2011. At the meeting held October 20, 2011 The Public Hearing continued. More information about the location was needed and the matter was adjourned. At the November 17, 2011 meeting the Public hearing was closed. The Board ruled that this application was a non conforming use in a C2 Zone. The Village Attorney was directed to prepare Findings of Fact. At the meeting held December 15, 2011, at the direction of the Village Attorney a recommendation was submitted requesting an adjournment of this matter until tonight's meeting.

<u>Case #2011-0006</u>	Phoenix Castle, LLC 411 Theodore Fremd Avenue Suite 206 South Rye, NY 10580	Anthony B. Gioffre, III Cuddy & Feder, LLP 445 Hamilton Avenue, 14 th Floor White Plains, NY 10601
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Willett Avenue and Abendroth Place

Applicant proposed to construct a building, located in the C2 Zone, which requires a variance as follows:

Minimum area per dwelling unit required per Section 345-48.

Requested: 750 square feet
Proposed: 531 square feet

At the meeting held July 21, 2011, the Public Hearing was held and the matter adjourned. At the meeting held August 18, 2011, the matter was adjourned. At the meeting held September 15, 2011 a 90 day extension of previously granted variances was granted and the matter was adjourned. At the meeting held October 20, 2011 at the request of Mr. Gioffre, the matter was adjourned. At the meeting held November 17, 2011 a discussion was held relative to:
Additional units being added with the overall bedroom count being reduced
No overall change to the footprint of the building
Parking has been expanded underneath the building.
A traffic study is still pending from Adler Consulting/
The Village Attorney was directed to prepare Findings of Fact in favor of the applicant with the Board making a decision based on the results of the Traffic Study.

At the meeting held December 15, 2011 the Village Attorney stated procedural issues with the application and referred the matter to Planning for a SEQR Determination with the Zoning Board waiving any additional administrative review. The matter was adjourned until tonight and the Public Hearing is still open.

Case #2011-0006 Phoenix Castle, LLC Anthony B. Gioffre, III
(#1394 (F1869)) 411 Theodore Fremd Avenue Cuddy & Feder, LLP
Suite 206 South 445 Hamilton Avenue, 14th Floor
Rye, NY 10580 White Plains, NY 10601

Willett Avenue and Abendroth Place

Applicant is requesting a 90 day extension of previously granted variances. At a meeting held October, 2011 an extension was granted and is due to expire this month (January 2012)

Case #2012-0015 21 West Glen Avenue

Case No. 2012-0015

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.

Thomas & Edelys Smith
21 West Glen Avenue
Port Chester, New York 10573

on the premises No. **21 West Glen Avenue** in the Village of Port Chester, New York, situated on the North side of West Glen Avenue, distant 50' feet from the corner formed by the intersection of **Hawley Avenue** and **West Glen Avenue** being Section 135.52, Block No.2, Lot No. 51 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:

Grant Variance regarding a previously constructed garage existing since 1953. Requesting a variance for side yard setback of 5'4" in an R-7 Zone where 10 feet is required and that a public hearing on said application will be held before said Board on the 19th day of January, 2011 at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

Case No. 2012-0016 1 Miles Standish Circle

Case No. 2012-0016

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 Templer & Kathryn Loosemore
1 Miles Standish Circle
Port Chester, New York 10573

Rex Gedney, AIA
Crozier, Gedney Architects
41 Elm Place
Rye, New York 10580

on the premises No **1 Miles Standish Circle** in the Village of Port Chester, New York, situated on the Westerly side of Miles Standish Circle, distant 0' feet from the corner formed by the intersection of **Priscilla Lane** and **Francis Lane** being Section 136.39, Block No.1, Lot No. 10 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 addition to a single family residence where minimum required front yard is 30 feet and proposed is 17 feet 4 inches.

and that a public hearing on said application will be held before said Board on the 19th day of January, 2011 at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

Case No. 2012-0017 6 Harbor Drive

Case No. 2012-0017

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.

John Wyles
6 Harbor Drive
Port Chester, New York 10573

Christopher Colby
Spire Architecture
3286 Franklin Avenue
Millbrook, New York 12545

on the premises No. **6 Harbor Drive** in the Village of Port Chester, New York, situated on the North side of Harbor Drive Avenue, distant 50' feet from the corner formed by the intersection of **Harbor Drive** and **Shore Drive** being Section 142.63, Block No.1, Lot No. 9 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:

Grant a rear yard setback variance in the amount of 23'0" +/- . Existing rear yard is 15.5' -0" and that a public hearing on said application will be held before said Board on the 19th day of January, 2011 at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

Zoning Board of Appeals

January 19, 2012

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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**