

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

Findings of Fact

Case No. 2012-0018

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.

Marie Heil
559 Westchester Avenue
Port Chester, New York 10573

on the premises No. **46 Sherman Street** in the Village of Port Chester, New York, situated on the **Northeasterly** side of the corner formed by the intersection of Grandview Avenue and Sherman Street, being Section **141.44**, Block No. **3** Lot No. **4** 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 an existing garage

Findings of Fact

Case No. 2012-0022

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.

Oakridge Drive LLC
P.O. Box 3290
100 Hartford Avenue
Mount Vernon, New York 10553

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

on the premises No **16 Oakridge Drive** in the Village of Port Chester, New York, situated on the **Easterly** side of **Grace Church Street** being Section 142.62 Block No.2, Lot No. 31 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 legalize existing wood stairs as a secondary means of egress from rear of premises. The property is a part of an approved subdivision & an updated survey indicates the rear yard setback shows an offset of 25.60 ft where the minimum rear yard setback in an R7 zone is 30 feet, therefore a variance is required

Findings of Fact

Case No. 2012-0024

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.

Charles Nielsen
84 Putnam Avenue
Port Chester, New York 10573

Anthony Provenzano
320 Westchester Avenue
Port Chester, New York 10573

on the premises No **84 Putnam Avenue** in the Village of Port Chester, New York, situated on the Northerly side of **Putnam Avenue**, distant **50 ft.** of the corner formed by the intersection of **Putnam Avenue and Parkway Drive.** being Section 136.36 Block No.1, Lot No. 82 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Applicant request permit existing sidewalk with existing setbacks. Property is in R5 1 family zoning district where minimum front yard setback is 25 feet. Rezoning designated the property as R2F with minimum front yard setback of also 25ft. Existing front yard setback is 22ft 3 in., therefore a variance is required

Continued Public Hearing

Case No. 2012-0019

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

John B. Colangelo, Esq.
211 South Ridge Street

Port Chester, New York 10573

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 6 parking spaces so that applicant may utilize area for outdoor display of retail product. Property is located in R2F Zone where 20 spaces are required. (Applicant was previously granted a variance to reduce parking to 6 spaces)

Continued Public Hearing

Case No. 2011-0014

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.

Sara Putz
2 Harbor Drive
Port Chester, New York 10573

Michiel Boender, AIA
Edgewater Architects
163 North Main Street
Port Chester, New York 10573

on the premises No **2 Harbor Drive** in the Village of Port Chester, New York, situated on the **West** side of **Harbor Drive**, distant **900 ft. North** of the corner formed by the intersection of **Harbor Drive** and **Gray Rock Road S.** being Section 142.63 Block No.1, Lot No. 13 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 install a new 3 story modular frame 1-family residence on an existing foundation. The property is located in an R7 District whereas a maximum of 2 ½ stories and 35 ft in height is permitted. The proposed construction 44'8" exceeds permitted limits in an R7 District.

Continued Public Hearing

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"

Continued Public Hearing

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 the R7 District where the minimum lot size is 7,500 sq. ft and the proposed lot size is 5,864 sq. ft. and therefore a lot area variance is required

Continued Public Hearing

Case No. 2011-0011

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.

Father Richard Alejunas SDB
Church of Our Lady of the Rosary
22 Don Bosco Place
Port Chester, New York 10573

Peter F. Gaito & Associates
399 Knollwood Road
Suite 106
White Plains, New York 10603

on the premises No **22 Don Bosco Place** in the Village of Port Chester, New York, situated on the **East** side of **Don Bosco Place** on the corner formed by the intersection of **Don Bosco Place and Beech Street** being Section 142.38 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:

Applicant proposes to erect a two story addition to the Don Bosco Community Center located at 22 Don Bosco Place & a Certificated of Occupancy for an existing porch enclosure to the Rectory. The premise is located in the R2F Zoning District. Plans submitted for a Building Permit do not comply with front yard and rear yard setbacks.

Community Center

- Rear Yard: 30ft – proposed 0.3ft
- Front Yard: 20 ft. – proposed 11 ft 7 in
- Max Height 35 ft. – proposed 54 ft
- Rectory:** Front yard 20 ft – proposed +1.25 ft
- Parking:** 48 spaces required – proposed 0

New Application

Case No. 2012-0025

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.

Estate of Frances V. Perri
23 Austin Place
Port Chester, New York 10573

Gary Gianfrancesco
Arconics Architecture
545.5 Westchester Avenue
Rye Brook, New York 10573

situated on the **Easterly** side of **Austin Place**, at the corner formed by the intersection of **Austin Place and Hobart Avenue**

being Section 136.54 2 Block No 1 Lot No. 49 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Section 345 Attachment 1 Village of Port Chester Schedule of Regulations for Residential Districts, Part 2, Dimensional Regulations

Applicant proposes to renew expired permits issued 1928 and 1975 to construct a new single family dwelling and an addition to a rear room. The property at the time was located in an A District; Today the A District has been rezoned to R-7 therefore a Variance is required and that a public hearing on said application will be held before said Board on the **19th** day of **April, 2012** at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

Dated, Port Chester, New York

April 6, 2012 and
April 13, 2012

ZONING BOARD OF APPEALS
William Villanova, Acting Chairman
Evelyn Petrone, Secretary
Ronald Luiso
Art D'Estrada
Frank Strauch
Gerardo Espinoza, Alternate

New Application

Case No. 2012-0026

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.

Louis Larizza – Contract Vendee
120 Hobart Avenue
Port Chester, New York 10573

John Colangelo, Esq.
211 South Ridge Street
Rye Brook, NY 10573

situated on the **Northerly** side of **Hobart Avenue**, a distant **1,369.37 feet** of the corner formed by the intersection of **Hobart Avenue and Austin Place** being Section 136.47 Block No 1 Lot No. 16 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Section 345 Attachment 1 Village of Port Chester Schedule of Regulations for Residential Districts, Part 2, Dimensional Regulations

Applicant proposes to legalize existing 2 car garage (1.4ft side yard variance and existing staircase 6” variance. The property is located in the R7 District therefore an area and a setback Variance is required and that a public hearing on said application will be held before said Board on the **19th** day of **April, 2012** at **7:00 o’clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

Dated, Port Chester, New York

April 6, 2012 and
April 13, 2012

ZONING BOARD OF APPEALS
William Villanova, Acting Chairman
Evelyn Petrone, Secretary
Ronald Luiso
Art D’Estrada
Frank Strauch
Gerardo Espinoza, Alternate

New Application

Case No. 2012-0027

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.

Delfin Mango
50 Putnam Drive
Port Chester, New York 10573

situated on the **Northern** side of **Putnam Avenue**, a distant **250 feet** of the corner formed by the intersection of **Putnam Drive and Putnam Avenue** being 136.55 Section2 Block No 3 Lot No. 12C.10 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Section 345 Attachment 1 Village of Port Chester Schedule of Regulations for Residential Districts, Part 2, Dimensional Regulations

Applicant proposes to construct a new one story addition, and enlargement of kitchen. The property is located in the R7 District. The minimum side yard setback is 10 feet, proposed is 9ft 6 in. therefore a Variance is required and that a public hearing on said application will be held before said Board on

the **19th** day of **April, 2012** at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

Dated, Port Chester, New York

April 6, 2012 and
April 13, 2012

ZONING BOARD OF APPEALS
William Villanova, Acting Chairman
Evelyn Petrone, Secretary
Ronald Luiso
Art D'Estrada
Frank Strauch
Gerardo Espinoza, Alternate

New Application

Case No. 2012-0028

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.

Edwin Page
99 Hobart Avenue
Port Chester, New York 10573

situated on the **South** side of **Hobart Avenue**, a distant **200 feet** of the corner formed by the intersection of **Hobart Avenue and Renshaw Place**

being Section 136.47 Block No 1 Lot No. 11.1 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Section 345 Attachment 1 Village of Port Chester Schedule of Regulations for Residential Districts, Part 2, Dimensional Regulations

Applicant proposes to construct a new deck. The property is located in R7 District - minimum side yard setback is 10 feet, proposed plans denote a 4.2 ft. side yard setback, therefore a Variance is required and that a public hearing on said application will be held before said Board on the **19th** day of **April, 2012** at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

Dated, Port Chester, New York

April 6, 2012 and
April 13, 2012

ZONING BOARD OF APPEALS
William Villanova, Acting Chairman
Evelyn Petrone, Secretary
Ronald Luiso
Art D'Estrada
Frank Strauch
Gerardo Espinoza, Alternate

New Application

Case No. 2012-0029

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.

Ronald C. Schoerner, Jr.
31 Barrett Lane
Port Chester, New York 10573

situated on the **South** side of **Barrett Lane**, formed by the intersection of **Field Place and Barrett Lane** being Section 136 Block No 46.2 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: Section 345 Attachment 1 Village of Port Chester Schedule of Regulations for Residential Districts, Part 2, Dimensional Regulations

Applicant proposes to close out Certificate of Occupancy on a pre existing structure. The property is located in R7 District – minimum front yard setback is 30 ft., proposed/existing is 28.7 ft. therefore a Variance is required and that a public hearing on said application will be held before said Board on the **19th** day of **April, 2012** at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

Dated, Port Chester, New York

April 6, 2012 and
April 13, 2012

ZONING BOARD OF APPEALS
William Villanova, Acting Chairman
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Zoning Board of Appeals

April 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**