

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
May 17, 2012**

Findings of Fact

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.

Findings of Fact

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

Findings of Fact

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

Findings of Fact

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

Findings of Fact

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

Findings of Fact

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

Findings of Fact

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

Findings of Fact

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

Extension Request

Case No. 2011-0001

S.A.C. Developers
57 Soundview Street
Port Chester, New York 10573

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

On the premises known and designated as Section 142.29, Block 2, Lot 30.1, 30.2, 30.3 and 30.4 on the tax map of the Town of Rye, New York, the applicant requests an extension of previously granted zoning variances.

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
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 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. 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

New Application

Case No. 2012-0030

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 C. Nugent
80 North Regent Street
Port Chester, New York 10573

on the premises No. **80 North Regent Street** in the Village of Port Chester, New York, situated on the **Westerly** side of **North Regent Street**, distant feet from the corner formed by the intersection of North Regent Street and Elizabeth Street being Section 136.69, Block No.1, Lot No. 6 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 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: close in an existing open porch and to create a 2nd floor bedroom. Home is in R5 District where minimum side yard setback on one side is 8 ft and minimum total of no less than 14 ft for 2 side yards. Proposed is 5.89 on one side and 4.10 totaling 99.9 ft therefore a variance is required and that a public hearing on said application will be held before said Board on the **17th day of May, 2011** 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

May 4, 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. 2012-0031

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.

Andrew P. & Lynsey A. Clarke
432 Glen Avenue
Port Chester, New York 10573

on the premises No. **432 Glen Avenue** in the Village of Port Chester, New York, situated on the **Southerly** side **Glen Avenue**, distant **50** feet from the corner formed by the intersection of **Glen Avenue and Adam Street** being Section 136.45, Block No.1, Lot No. 2 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 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to:

Renew expired permits for Private Residence and a 2 car garage in order to obtain a certificate of occupancy for the existing property and that a public hearing on said application will be held before said Board on the **17th** day of **May, 2011** 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

May 4, 2012

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

Zoning Board of Appeals

May 17, 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**