

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
June 21, 2012**

Findings of Fact 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 9.9 ft therefore a variance is required n rezoned to R-7 therefore a variance is required

Findings of Fact 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

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 R7 District- minimum lot size is 7,500 sq. ft & minimum lot width is 70 ft. Proposed lot size is 5,864 sq. ft. & proposed width is 50 ft. therefore lot area variances are required

NEW APPLICATIONS

Case No. 2012-0032

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.

Michael James DeFonce
47 Haines Boulevard
Port Chester, New York 10573

on the premises No. **47 Haines Boulevard** in the Village of Port Chester, New York, situated on the **East** side of **Haines Boulevard** distant 100 feet from the corner formed by the intersection of **Haines Boulevard and Hawley Avenue** being **Section 135.052, Block No. 2, 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: build 2nd floor addition and reconstruct a new front entry portico and a 1 story garage

and that a public hearing on said application will be held before said Board on the **21st** day of **June** 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. 2012-0034

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.

Christopher & Anita Wolf
12 Irenhyl Avenue
Port Chester, New York 10573

on the premises No. **12 Irenhyl Ave** in the Village of Port Chester, New York, situated on the **South** side of **Irenhyl Avenue** distant 0 feet from the corner formed by the intersection of **Wesley Avenue and Irenhyl Avenue** being **Section 136.76, Block No. 3, Lot No. 86** 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 an expired building permit to construct a 2 car garage on rear of property

and that a public hearing on said application will be held before said Board on the **21st** day of **June** 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. 2012-0033

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.

David & Herman DeLaRosa
17-19 Summer Street
Port Chester, New York 10573

Raul Bello
36 New Street
Rye, New York 10573

on the premises No. **17-19 Summer Street** in the Village of Port Chester, New York, situated on the **Right** side of **Summer Street** distant 201.67 feet from the corner formed by the intersection of **King Street and Summer Street** being **Section 136.70, Block No. 2, Lot No. 29** 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: amend building permit to include addition of 2 emergency egress platforms & ladders on each side of the house

and that a public hearing on said application will be held before said Board on the **21st** day of **June** 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. 2012-0035

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.

Juan C. Rodriguez
Melina Bustamante
562 Willett Avenue
Port Chester, New York 10573

on the premises No. **562 Willett Avenue** in the Village of Port Chester, New York, situated on the **Left** side of **Willett Avenue** distant 300 feet from the corner formed by the intersection of **Putnam Avenue and Willett Avenue** being **Section 136.55, Block No. 1, 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: build roof & portico over residence entrance, and new door for access to basement

and that a public hearing on said application will be held before said Board on the **21st** day of **June** 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. 2012-0036

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.

SR Holdings I, LLC
200 Railroad Avenue
Greenwich, Connecticut 06830

on the premises No. **65 South Regent Street** in the Village of Port Chester, New York, situated on the **East** side of **South Regent Street** distant 200 feet from the corner formed by the intersection of **Summit Avenue and South Regent Street** being **Section 142.21, Block No. 1, Lot No. 15** 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 building permit to construct a 1-story, four car garage.

and that a public hearing on said application will be held before said Board on the **21st** day of **June** 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. 2012-0037

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.

Carole & Harold Handwerger
11 Lafayette Drive
Port Chester, New York 10573

Michiel A. Boender
163 North Main Street
Port Chester, New York 10573

on the premises No. **11 Lafayette Drive** in the Village of Port Chester, New York, situated on the **East** side of **Lafayette Drive** distant 85 feet from the corner formed by the intersection of **Glen Avenue & Lafayette Drive** being **Section 136.61, Block No. 2, Lot No. 3** 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 & garage within appropriate side & rear setbacks.

and that a public hearing on said application will be held before said Board on the **21st** day of **June** 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. 2012-0038

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.

Maureen & Theodore J. Darash
40 Puritan Drive
Port Chester, New York 10573

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

on the premises No. **40 Puritan Drive** in the Village of Port Chester, New York, situated on the **East** side of **Puritan Drive** distant 485 feet from the corner formed by the intersection of **Glen Avenue and Puritan Drive** being **Section 136.61, Block No. 2, 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: add/alterations to existing garage.

and that a public hearing on said application will be held before said Board on the **21st** day of **June** 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