

**VILLAGE OF PORT CHESTER
SPECIAL MEETING
ZONING BOARD OF APPEALS AGENDA
APRIL 7, 2011**

Case No. 2011-0001

SAC Developers, LLC-Applicant
98 Rose Avenue
Eastchester, NY

Arconics Architecture, PC
545 ½ Westchester Avenue
Rye Brook, NY 10573

57 Soundview Street

Applicant proposes to construct an eight (8) unit cluster development. The premise is in a R2F zone. A variance is required per Section 345-16 D (1)(C) Computation of unit density.

(1) For purposes of computing net parcel acreage, the following are to be excluded from the gross area of the development.

(C) Areas with a slope of more than 25%

(2) For purposes of computing parcel density, the net parcel square footage shall be divided by 2,500 sq ft.

Total lost area	= 21,531 square feet
Minus steep slope area	= 3,650 square feet
Net parcel square footage	= 17,881 square feet
17881 ÷ 2500	= 7.1524 allowable units

Case No. 1491

Dante Alvaraez
143 Oak Street
Port Chester, NY

141-143 Oak Street

Applicant proposes to build two car parking space in the front yard. The premise is in a R2F zone. A variance is required per Section 345-6(I)(3), Accessory Off-Street Parking Spaces: Off-street parking shall not be located within a required front yard nor within a required side yard, applicant proposes parking in front yard.

THE ZONING BOARD OF APPEALS MEETING WILL BE HELD AT 6:30 O'CLOCK IN THE EVENING AT THE COURT ROOM, POLICE HEADQUARTERS BUILDING, at 350 NORTH MAIN STREET, PORT CHESTER, NEW YORK.