

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS AGENDA  
APRIL 21, 2011**

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**Case No. 1394**

**Willett Avenue and Abendroth Place, “The Castle”**

Letter from Demetrios Adamis, Gioffre & Gioffre, P.C., dated April 13<sup>th</sup>, requesting and extension of variances for an additional 90 days as efforts are continuing to finalize the building plans.

**Case No. 1485**

**277 Madison Avenue**

Letter from Michiel A. Boender, AIA, Edgewater Group Architects, dated March 18, 2011, requesting an extension of variances for an additional 90 days, due to unusual weather conditions, delays in bidding documents, etc.

**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

At the meeting held April 7, 2011, the matter was adjourned until this evening.

**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. At the meeting held April 7, 2011, the matter was adjourned until this evening.

**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**