

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
May 19, 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
$17881 \div 2500$	= 7.1524 allowable units

At the meeting held April 21, 2011, the Public Hearing was closed and the Village Attorney directed to prepare the necessary Findings.

Interpretation

Paul Tripodi
9 Sherman Avenue
Greenwich, CT 06830

Arconics Architecture, P. C.
545 ½ Westchester Avenue
Rye Brook, NY 10573

64 Merritt Street

An interpretation is requested as per Section 345-13C (3) of the Zoning Ordinance:

If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use, which in the opinion of the Board of Appeals, is of the same or of a more restricted nature. (Change the existing nonconforming use of a restaurant to the nonconforming use of office building)

**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**