

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS AGENDA  
June 16, 2011**

**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)

At the meeting held May 19, 2011, the matter was adjourned until this evening.

**Case #2011-0002**

Paola Corallo Balentine  
39 Linden Street  
Port Chester, NY 10573

**39 Linden Street**

Applicant proposes to expand second story over existing first story and add a rear deck. The premise is in a R5 Zone. A variance is required per Section 345-41, front yard setback requires 25 feet minimum. The proposed deck on plans is not in compliance with setback requirements.

**Case #2011-0004**

Michiel A. Boender, AIA  
Edgewater Group Architects  
163 North Main Street  
Port Chester, NY 10573

**260 Boston Post Road**

Applicant proposes to raise the roof, to a compliant height, on an existing building which currently does not comply with side yard and front yard setbacks (there will be no expansion of the existing footprint). The premise is in the CD Zone. The existing building has a side-yard setback of 7.96 feet, where 30 feet is required, and a front yard setback of 10.33 feet, where 30 feet is required. A variance is required per Section 345-30, 345-10 and 345-51 Part 1 Article IX.

**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**