

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

Referral Referral to Zoning Board of Appeals revised proposed Local Law 2011, Chapter 345, Zoning, regarding Public Notice requirements, for study and report. The Board of Trustees will hold a Public Hearing August 1, 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 June 16, 2011, the Village Attorney was given direction to prepare Findings of Fact.

Case No. 1473(F367) Gary Gianfrancesco, AIA, AICP, LEED AP
Arconics Architecture, P. C.
545 ½ Westchester Avenue
Rye Brook, NY 10573

54 Poningo Street

Letter from Arconics Architecture, P. C., dated July 1, 2011, requesting an extension of variances originally granted on March 18, 2010 and extended an additional 90 days on April 21, 2011.

Case #2011-0002 Paola Corallo Balentine
39 Linden Street
Port Chester, NY 10573

39 Linden Street

Applicant proposed to construct a rear deck, front porch and Second Floor addition. The premise is located in a R5 Zoning District. Variances are required per Section 345-41. Proposed front yard setback to be 12.97'; Zoning Code required a front yard setback of 25'-0". At the meeting held June 16, 2011, the Public Hearing was opened and the matter adjourned until this evening.

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. At the meeting held June 16, 2011, the Public Hearing was closed and the Village Attorney directed to prepare Findings of Fact.

Interpretation/Variance

Roosevelt Holding, LLC
114 Pearl Street
Port Chester, NY 10573

Aldo V. Vitagliano, P.C.
150 Purchase Street
Rye, NY 10580

22 Broad Street

An interpretation/variance is requested under Section 345-29A, 345-13 or in the alternative 345-30 of the Zoning Ordinance or Ordinances for permission to:

Operate an Auto Detailing business with indoor space for seven vehicles, and outdoor parking on site, within the C2 zone, in a building where the prior use was non-conforming warehouse and bulk storage, variances from the requirement of Section 345-48 of the said Zoning Ordinance.

Case #2011-0006 Phoenix Castle, LLC
411 Theodore Fremd Avenue
Suite 206 South
Rye, NY 10580

Anthony B. Gioffre, III
Cuddy & Feder, LLP
445 Hamilton Avenue, 14th Floor
White Plains, NY 10601

Willett Avenue and Abendroth Place

Applicant proposed to construct a building that requires a variance as follows:
Minimum area per dwelling unit required per Section 345-48.

Requested: 750 square feet
Proposed: 531 square feet

**HE 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**