

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
AUGUST 18, 2011**

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

39 Linden Street

Applicant proposes 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 July 21, 2011, the Village Attorney was 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. At the meeting held July 21, 2011, the Public Hearing was held and the matter adjourned until this evening.

Case No. 2011-0001 SAC Developers, LLC-Applicant Arconics Architecture, PC
98 Rose Avenue 545 ½ Westchester Avenue
Eastchester, NY Rye Brook, NY 10573

57 Soundview Street

Letter from Gary Gianfrancesco, AIA, AICP, LEED AP, Arconics Architecture, P. C., dated July 28, 2011, requesting a six month extension of variances granted; Findings of Fact approved May 19, 2011.

Case #2011-0006 Phoenix Castle, LLC Anthony B. Gioffre, III
411 Theodore Fremd Avenue Cuddy & Feder, LLP
Suite 206 South 445 Hamilton Avenue, 14th Floor
Rye, NY 10580 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

At the meeting held July 21, 2011, the Public Hearing was held and the matter adjourned until this evening.

Case #2011-0008 Catherine Furano
18 West Glen Avenue
Port Chester, NY 10573

18 West Glen Avenue

Applicant proposes to erect an above ground pool. Proposed pool has a side yard setback of 7 feet to each side; 10 feet required per Section 285-11B.

Case #2011-0007 John Cleary Elite Training/Elite Kids, LLC
440 North Main Street
Port Chester, NY 10573

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

440 North Main Street

Applicant proposes to install a private training facility in an existing building with 9 parking spaces where 13 are required. Variances are required per Section 345-14.

Case #2011-0009 67 Purdy Avenue LLC
125 Nelson Avenue
Harrison, NY 10528

Vincent Castellano, Attorney
35 East Grassy Sprain Road
Yonkers, NY 10710

67 Purdy Avenue

Applicant proposes to construct a one story warehouse. Plans submitted for a Building Permit do not comply with front yard and side yard setbacks. Zoning Regulations, Section 345 Attachment 1:3, require a front yard setback of 25 feet and a total side yard setback of 40 feet total. Applicant's plan denotes front yard setback of 1.6 foot minimum and 5.62 foot maximum. Plan denotes a total side yard setback of 20 feet.

**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**