

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
SEPTEMBER 15, 2011**

Interpretation/Variance

<u>Case #2011-0005</u>	Roosevelt Holding, LLC 114 Pearl Street Port Chester, NY 10573	Aldo V. Vitagliano, P.C. 150 Purchase Street Rye, NY 10580
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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. At the request of the applicant, at the meeting held August 18, 2011, the matter was adjourned until this evening.

<u>Case #2011-0006</u>	Phoenix Castle, LLC 411 Theodore Fremd Avenue Suite 206 South Rye, NY 10580	Anthony B. Gioffre, III Cuddy & Feder, LLP 445 Hamilton Avenue, 14 th Floor White Plains, NY 10601
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Willett Avenue and Abendroth Place

Applicant proposed to construct a building, located in the C2 Zone, which 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. At the meeting held August 18, 2011, the matter was adjourned until this evening.

<u>Case #2011-0007</u>	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
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440 North Main Street

Applicant proposes to install a private training facility in an existing building with 9 parking spaces where 13 are required. The premise is located in the C4 Zone. Variances are required per Section 345-14.

At the meeting held August 18, 2011, the Public Hearing was held and the matter adjourned until this evening.

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

Applicant proposes to erect an above ground pool. The premise is located in the R7 Zone. Proposed pool has a side yard setback of 7 feet to each side; 10 feet required per Section 285-11B.

At the request of the applicant, at the meeting held August 18, 2011, the matter was adjourned until this evening.

<u>Case #2011-0009</u>	67 Purdy Avenue LLC 125 Nelson Avenue Harrison, NY 10528	Vincent Castellano, Attorney 35 East Grassy Sprain Road Yonkers, NY 10710
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67 Purdy Avenue

Applicant proposes to construct a one story warehouse. The premise is in the M1 Zone. 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.

At the request of the applicant, at the meeting held August 18, 2011, the matter was adjourned until this evening.

Zoning Board of Appeals
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Meeting to be held September 15, 2011

<u>Case #2011-0010</u>	Collimore, Inc. c/o 180 Bronxville Road Bronxville, NY 10708	John B. Colangelo, Attorney 211 South Ridge Street Rye Brook, NY 10573
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25 Willett Avenue

Applicant proposes to renovate existing vacant 2-story building located on the Northeast corner of Willett Avenue and Abendroth Avenue for a full service European style restaurant on the First Floor with a separately accessed office space on the Second Floor (to be occupied by a separate tenant). The premise is located in the C2 Zone.

Applicant is requesting variances per Section 345-48: Minimum Yard Dimension Variance required for rear yard (20' required 0.1' proposed) and side yard (2) (6.1' proposed; minimum of 10' required).

<u>Case #2011-0011</u>	Father Richard Alejunas SDB Church of Our Lady of the Rosary 42 Don Bosco Place Port Chester, NY 10573	Peter F. Gaito & Associates 399 Knollwood Road Suite 106 White Plains, NY 10603
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Applicant proposes to erect a two-story addition to the Don Bosco Community Center located at **22 Don Bosco Place**. The premise is located in the R2F Zoning District. 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 11.3 feet, a total side yard setback of 14 feet (same as existing) and a rear yard setback of 0.3 feet (same as existing).

**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**