

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
October 20, 2011**

Case #2011-0012 James Heffernan
20 Francis Lane
Port Chester, NY 10573

20 Francis Lane

Applicant proposes to extend the den by an additional 3 feet. Section 345-40, Part II, Dimensional Regulations: Minimum 30 ft. front yard setback requirement whereas applicant proposes 10.5 ft where a variance is required.

Case No. 2011-0012

NOTICE OF HEARING ON APPLICATION

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

James Heffernan
20 Francis Lane
Port Chester, New York 10573

on the premises No **20 Francis Lane** in the Village of Port Chester, New York, situated on the **East** side of **Francis Lane** distant 639.25 feet of the corner formed by the intersection of **Francis Lane and Quintard Drive** being Section 136.398 Block No1, Lot No. 26 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Applicant proposes an extension of the Den area by an additional 3 feet. Section 345-40, Part II, Dimensional Regulations ; Minimum 30ft front yard setback requirement. Applicant proposes 10.5 ft where a variance is required and that a public hearing on said application will be held before said Board on

the **20th** day of **October, 2011** at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

Dated, Port Chester, New York

October 8, 2011 and
October 15, 2011

Interpretation/Variance

Case #2011-0005

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. At the request of the applicant, at the meeting held August 18, 2011, the matter was adjourned. At the meeting held September 15, 2011 The Public Hearing continued and the matter was adjourned until this evening. The Public Hearing remains open.

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, 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. At the meeting held September 15, 2011 a 90 day extension of previously granted variances was granted and the matter was adjourned until this evening.

<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).

At the meeting held September 15, 2011 a Public Hearing was held. John B. Colangelo, Esq, and Pierre Jacques Sarrazin, AIA, Architect appeared in favor of the application and Lynn Cariello, 29 Willett Avenue, Port Chester, NY appeared in opposition to the application.

Discussions were held relative to exhaust fans, fire hazards, hours of operation and noise. The matter was adjourned until this evening and the Public Hearing remains open.

<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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22 Don Bosco Place

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).

At the meeting held September 15, 2011 a Public Hearing was held. Peter F. Gaito, AIA and Father Richard Alejunas, SDB appeared in favor of the application. No one appeared in opposition to the application.

Discussions were held relative to solar units and energy, height of proposed structure and parking requirements. The matter was adjourned until this evening and the Public hearing remains open.

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