

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
November 17, 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.

At the Public Meeting held October 20, 2011 a Public Meeting was held. James Heffernan appeared in favor of the application and no one appeared in opposition. Discussions were held relative to the application being a return application and not new. The Village Attorney was directed to draft Findings of Fact favorable to the applicant for tonight's meeting.

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. At the meeting held September 15, 2011. At the meeting held October 20, 2011 The Public Hearing continued and the matter was adjourned until tonight's meeting. 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. At the meeting held October 20, 2011 at the request of Mr. Gioffre, the matter was adjourned until tonight's meeting.

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. 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; at the meeting held September 15, 2011 a Public Hearing was held and discussions were held relative to parking, storage, and environmental impact. At the October 20, 2011 meeting the Public Hearing was closed and the Village Attorney was instructed to draft Finding of Facts in favor of this applicant for tonight's meeting.

Case #2011-0010

Collimore, Inc.
c/o 180 Bronxville Road
Bronxville, NY 10708

John B. Colangelo, Attorney
211 South Ridge Street
Rye Brook, NY 10573

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. At the meeting held October 20, 2011 the Public Hearing was closed and the Village Attorney was instructed to draft Findings of Fact in favor of the applicant for tonight's meeting.

Case #2011-0011

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

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. At the meeting held October 20, 2011 an adjournment request was granted for 1 month.

Zoning Board of Appeals
November 17, 2011

Case #2011-0001

S.A.C. Developers LLC
98 Rose Avenue
Eastchester, NY 11709

Gary Gianfrancesco. AIA
Arconics Architecture, P.C.
545 1/2 Westchester Avenue
Rye Brook, New York 10573

57 Soundview Street

On the premises No **57 Soundview Street** in the Village of Port Chester, New York, also designated as Section 142.29, Block 2, Lot 30.1, 30.2, 30.3 and 30.4 on the Tax Map of the Town of Rye, New York

Applicant requests extensions of previously granted Zoning Variances.
The applicant proposes to construct an eight-unit attached residential cluster development

Case No. 1473 (F367)

Segunda Iglesia Pentecostal
54 Poningo Street
Port Chester, NY 10573

Gary Gianfrancesco. AIA
Arconics Architecture, P.C.
545 1/2 Westchester Avenue
Rye Brook, New York 10573

54 Poningo Street

On the premises No. **54 Poningo Street** in the Village of Port Chester, New York, also designated as Section 142.22, Block 1, Lot 54 on the Tax Map of the Town of Rye, New York

Applicant requests extensions of previously granted Zoning Variances.
The applicant proposes to convert an existing building to a church

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