

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
December 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. At the meeting held September 15, 2011. At the meeting held October 20, 2011 The Public Hearing continued. More information about the location was needed and the matter was adjourned. At the November 17, 2011 meeting the Public hearing was closed. The Board ruled that this application was a non conforming use in a C2 Zone. The Village Attorney was directed to prepare Findings of Fact both ways for this application and the Board will vote on the findings tonight.

<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. 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. At the meeting held November 17, 2011 a discussion was held relative to: Additional units being added with the overall bedroom count being reduced No overall change to the footprint of the building Parking has been expanded underneath the building. A traffic study is still pending from Adler Consulting/

The Village Attorney was directed to prepare Findings of Fact in favor of the applicant with the Board making a decision based on the results of the Traffic Study.

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.

At the meeting held November 17, 2011, a 30 day extension was granted with a request for representation from applicant or representative at the next meeting.

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

At the meeting held November 17, 2011, a 30 day extension was granted with a request for representation from applicant or representative at the next meeting.

Case No. 2011-0014

Sara Putz
2 Harbor Drive
Port Chester, NY 10573

Michiel Boender, Architect
163 North Main Street
Port Chester, NY, 10573

2 Harbor Drive

On the premises No. **2 Harbor Drive** in the Village of Port Chester, New York, also designated as Section 142.63, Block 1, Lot 13 on the Tax Map of the Town of Rye, New York.

Applicant proposes to construct a 44.8 ft. new 3 story modular house on an existing foundation. The Property is located in the R7 District whereas a maximum of 2 ½ stories and 35 ft in height is permitted. This exceeds the permitted limits in an R7 District; therefore a height/area variance is required.

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