

VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
JUNE 17, 2010

DECISIONS:

Case No. 1472

Granted 90 day extension

36 Bush Avenue

John Colangelo, Esq., is requesting a six (6) month extension of the variances that were granted on January 21, 2010 so his client, The Salvation Army, may complete the application process. It is necessary to obtain Special Exception approval from the Board of Trustees and final site plan approval from the Planning Commission.

Case No. 1483

Adjourned to 7/15/10

Vittorio Ciraco, Jr. – Applicant
23 West Street
Harrison, NY

William Lucerno – Owner
470 West William Street
Port Chester, NY

470 West William Street

Applicant proposes to construct a one story rear addition. The premise is located in a R2F zone. Variances are required per Section 345-42, Part II, Dimensional Regulations: Front yard requires 20'0", applicant proposes 8.75'; side yards require 8'0", applicant proposes 3.08' and Section 345-12(A), Spacing Between Buildings: Minimum 10'0" required between buildings on the same lot, applicant proposes 6.75'. This application was adjourned at the 5/20/10 hearing.

Case No. 1484

Adjourned to 7/15/10

Joe Lanza – Applicant
Sign Design
501 Willett Avenue
Port Chester, NY

PIP Realty, LLC - Owner
Port Chester Nursing Home
1000 High Street
Port Chester, NY

1000 High Street

Applicant proposes to erect a second wall sign at the rear of the building. The premise is located in a PD zone. Variances are required per Section 345-15, Sign Regulations, (D): Sign permitted on public street frontage, applicant proposes sign at rear of building and Section 345-15, Sign Regulations, (D)(1)(a): Sign shall not exceed 8 square feet, applicant proposes 100 square feet.

Case No. 1485

Adjourned to 7/15/10

Michiel A. Boender, AIA – Applicant
163 North Main Street
Port Chester, NY

Marion and Cathleya Castillo – Owners
277 Madison Avenue
Port Chester, NY

277 Madison Avenue

Applicant proposes to construct a second story addition. The premise is located in a R7 zone. Variances are required per Section 345-40, Part II, Dimensional Regulations: Side yard setback requires 10'0", applicant proposes 4'0", total of two side yards setback requires 20'0", applicant proposes 15.5' and lot width requires 70'0", applicant proposes 52'0".

Case No. 1486**Adjourned to
7/15/10**Clay Art Center, Inc. – Applicant
40 Beech Street
Port Chester, NYMary Accurso – Owner
40 Beech Street
Port Chester, NY**38-40 Beech Street**

Applicant proposes to convert existing wood shop into a clay art studio space. The premise is located in a M1 zone. A variance is required per Section 345-14(C)(2), Schedule of Off-Street Parking Spaces: Seventeen (17) parking spaces required, -0- parking spaces proposed.

Case No. 1487**Adjourned to
7/15/10**Oscar Ovalle – Applicant
309 Greenwich Avenue
Greenwich, CtGloria Gonzalez – Owner
21 Gilbert Place
Port Chester, NY**21 Gilbert Place**

Applicant proposes to convert two family into a one family (building #1) and convert detached garage second floor space from storage to a one family unit (building #2). The premise is located in a R2F zoning district. Variances are required per the following: Section 345-42, Part I, Use Regulations: Two family dwelling including covered one family dwelling on adequate lot is a permitted use. Section 345-42, Part II, Dimensional Regulations (both buildings): Maximum floor area ratio requires 4,000 square feet, applicant proposes 4,201 square feet. Minimum open space requires 800 square feet per unit, 1,600 square feet required, -0- feet proposed and existing. Section 345-42, Part II, Dimensional Regulations (Building #1): Front yard setback requires 20'0", 0.51' proposed and existing. Side yard setback requires 8'0", 0.60' proposed and existing. Total of two side yards on interior lot requires 14'0", 12.5' proposed and existing. Section 345-42, Part II, Dimensional Regulations (Building #2): Side yard setback requires 8'0", 1.87' proposed and existing. Total of two side yards on interior lot requires 14'0", 4.67' proposed and existing. Rear yard setback requires 30'0", 0.95' proposed and existing. Section 345-6(I)(3), Accessory Off-Street Parking: Parking shall not be located within a required front or side yard, applicant proposes one (1) parking space in front of house. Section 345-6(I)(4), Access Driveways: Driveway through required front and side yard shall not exceed 10'0", 23.3' proposed and existing.