

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
JULY 15, 2010**

Case No. 1472

54 Poningo Street

Gary Gianfrancesco, AIA is requesting an extension of the variances that were granted on March 18, 2010 as the project is still before the Planning Commission for site plan approval and still yet must go before the Board of Trustees for Special Exception Use approval.

Case No. 1394

Willett Avenue and Abendroth Place

Mr. Demetrios Adamis, Esq., is requesting a further extension of variances that were granted 6/15/06. The finalizing of the site plan and other issues applicable to the property have not been completed.

Case No. 1415

Willett Avenue and Abendroth Avenue

Mr. Demetrios Adamis, Esq., is requesting a further extension of variances that were granted 2/15/07. The finalizing of the site plan and other issues applicable to the property have not been completed.

Case No. 1483

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 6/17/10 hearing.

Case No. 1484

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. This application was adjourned at the 6/17/10 hearing.

Case No. 1485

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". This application was adjourned at the 6/17/10 hearing.

Case No. 1486

Clay Art Center, Inc. – Applicant
40 Beech Street
Port Chester, NY

Mary 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. This application was adjourned at the 6/17/10 hearing.

Case No. 1487

Oscar Ovalle – Applicant
309 Greenwich Avenue
Greenwich, Ct

Gloria 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. This application was adjourned at the 6/17/10 hearing.

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.