

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS AGENDA  
AUGUST 19, 2010**

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**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'. Owner requests to withdraw this application without prejudice.

**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**

Approval by the Board of the Findings of Fact as prepared by Anthony Cerreto, Village Attorney, and the decision regarding the request for variances to erect a second wall sign at the rear of the building.

**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 7/15/10 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 7/15/10 hearing.

**Case No. 1488**

Rudy V. Ridberg, AIA-Applicant  
20 Church Street  
Greenwich, CT

Post Road Iron Works – Owner  
345 West Putnam Avenue  
Greenwich, CT

**New Broad Street**

Applicant proposes to replace existing chain link fence with a new 8'0" high vinyl fence. The premise is located in a M1 zoning district. A variance is required per Section 345-10(F), Yards & Courts: Front yard fence or wall not to exceed 4'0" in height, 8'0" in height proposed.

**Case No. 1489**

Michael Rozins  
350 South Broadway  
Tarrytown, NY

**211 Irving Avenue**

Applicant proposes to install an 11'6" x 23' high storage silo for flour. The premise is located in a C1 zoning district. Variances are required per Section 345-6(F): Accessory Buildings, Structures and Uses: Storage of dust –producing substances as an accessory use shall not be within 50'0" of any side or rear lot line or within 100'0" of any front line; and Section 345-47, Part II, Dimensional Regulations: Minimum side yard and rear yard setbacks require 12'0" (half the height of the structure), applicant proposes 2.33'