

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
OCTOBER 21, 2010**

Case No. 1472

36 Bush Avenue

John Colangelo, Esq., is requesting an additional three (3) 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. 1472

54 Poningo Street

Gary Gianfrancesco, AIA is requesting an additional 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 before the Board of Trustees for Special Exception Use approval.

Case No. 1221C

25 Midland Avenue

Mr. Gary Gianfrancesco, AIA, is requesting an extension of variances that were granted 2/18/10 to construct an addition to the existing building. A building permit has not been obtained to date due to budgetary constraints.

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. 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 9/16/10 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. Section 345-6(I)(1), Accessory Buildings: Detached accessory buildings shall not exceed one story. Section 345-5(3): A building or structure or part thereof authorized by a variance from the dimensional regulations of this Regulation, granted by the Board of Appeals, shall be deemed a nonconforming building or structure. In 1982, ZBA Case No. 743, dimensional variances granted for illegally constructed garage. This application was adjourned at the 9/16/10 hearing.

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'. This application was adjourned at the 9/16/10 hearing.

Case No. 1490

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

E J Port Realty, LLC – Owner
First American RE Tax Service
One First American Way
Westlake, TX

175-179 North Main Street

Applicant proposes to install two façade and two awning signs (one façade and one awning sign on the North Main Street side and one facade and one awning sign on the Mill Street side). The premise is located in a C2 zone. Variances are required per Section 345-15, Sign Regulations, (E): One wall sign permitted on each public street, applicant proposes four signs on North Main Street and two signs on Mill Street and Section 345-15, Sign Regulations, (E)(B): Sign shall not be located above the second story of the building wall, applicant proposes sign above the second story of the building wall on North Main Street.

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.