

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
JUNE 18, 2009**

Case No. 1463

Leon Sculti
99 Hobart Avenue
Port Chester, NY

99 Hobart Avenue

Applicant proposes to subdivide the parcel into two lots. The premise is located in a R7 zoning district. Variances are required per Section 345-40, Part II, Dimensional Regulations: Minimum width of both lots requires 70'0", applicant proposes 50'0" for both lots and minimum side yard setback requires 10'0", existing 3.78'. This application was adjourned at the 5/21/09 hearing.

Case No. 1441

Environmental Assessment Determination for a use variance at 13 Maple Place.

Case No. 1441

Timothy Wetmore, AIA – Applicant
14 Guyer Road
Westport, CT

Jaime Montoya – Owner
13 Maple Place
Port Chester, NY

13 Maple Place

Applicant proposes to convert a one family into a two family dwelling. The premise is in a R5 zone. Variances are required per Section 345-41, Part I, Use Regulations: Two family dwelling not permitted; Section 345-6(I)(3), Accessory Uses: Parking spaces not permitted in required side yards, side yard parking proposed; Section 345-41, Part II, Dimensional Regulations: Minimum 25'0" front yard setback required, 21'0" existing, 21.2' proposed; minimum 8'0" side yard setback required, 5.5' existing, approximately 5.3' proposed; minimum open space requires 2,000 square feet per dwelling unit, 4,000 square feet required, -0- square feet proposed. This application was adjourned at the 5/21/09 hearing.

Case No. 1466

Environmental Assessment Determination for an extension of a nonconforming use at 262 Columbus Avenue.

Case No. 1466

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

Luis and Maria Costa – Owners
262 Columbus Avenue
Port Chester, NY

262 Columbus Avenue

Applicant proposes to construct a one story addition at the rear and extend existing front porch/vestibule. The premise is in a R5 zone. Variances are required per Section 345-13(B), Nonconforming Use of Land: Enlargement of nonconforming building not permitted; and Section 345-41, Part II, Dimensional Regulations: Minimum 25'0" front yard setback required, 16.13' existing and proposed. Minimum usable open space requires 2,000 square feet for each unit, 4,000 square feet required (two units), 1,850 square feet existing and proposed. This application was adjourned at the 5/21/09 hearing.

Case No. 1467

David Wallance, AIA – Applicant
325 West 38th Street
Room 912
New York, NY

Dr. Klaus Kleinfeld – Owner
c/o Alcoa
390 Park Avenue
New York, NY

3 Rye Road

Applicant proposes to widen driveway amending building permit #G10841 to construct a one family dwelling. The premise is in a R7 zone. Variances are required per Section 345-6(I)(4), Access Driveways: Driveways through required front and side yards shall not exceed 10'0" in width, applicant proposes 21'1" to 22'2" and Section 345-6(I)(3), Accessory Off-Street Parking: Off-street parking spaces shall not be located within front and side yards, applicant proposes parking in front and side yards.

Case No. 1468

Peter Rossi – Applicant
Siteworks Contracting Corporation
P.O. Box 3200
Mount Vernon, NY

Oakridge Drive, LLC – Owner
100 Hartford Avenue
Mount Vernon, NY

12 Oakridge Drive

Applicant proposes to construct a rear deck. The premise is in a R7 zone. A variance is required per Section 345-40, Part II, Dimensional Regulations: Minimum 30'0" rear yard setback required, applicant proposes 20.31'.

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.