

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
JULY 16, 2009**

Case No. 1463

Leon Sculti
99 Hobart Avenue
Port Chester, NY

99 Hobart Avenue

Approval by the Board of the Findings of Fact as prepared by Anthony Cerreto, Village Attorney, and the decision regarding the request for side yard variance on existing dwelling and variance for the width of both lots to subdivide the parcel into two lots.

Case No. 1468

Peter Rossi – Applicant	Oakridge Drive, LLC – Owner
Siteworks Contracting Corporation	100 Hartford Avenue
P.O. Box 3200	Mount Vernon, NY
Mount Vernon, NY	

12 Oakridge Drive

Approval by the Board of the Findings of Fact as prepared by Anthony Cerreto, Village Attorney, and the decision regarding the request for a rear yard variance to construct a deck.

Case No. 1441

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

Case No. 1441

Timothy Wetmore, AIA – Applicant	Jaime Montoya – Owner
14 Guyer Road	13 Maple Place
Westport, CT	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 6//18/09 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	Luis and Maria Costa – Owners
163 North Main Street	262 Columbus Avenue
Port Chester, NY	Port Chester, NY

262 Columbus Avenue

Applicant proposes to construct a one story addition at the rear and extend existing front porch/vestibule on a nonconforming two family dwelling. 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 6/18/09 hearing.

Case No. 1467

David Wallance, AIA – Applicant	Dr. Klaus Kleinfeld – Owner
325 West 38 th Street	c/o Alcoa
Room 912	390 Park Avenue
New York, NY	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. This application was adjourned at the 6/18/09 hearing.

Case No. 1469

Raul Bello, AIA – Applicant	John Aguilar – Owner
36 New Street	46 Tower Hill Drive
Rye, NY	Port Chester, NY

46 Tower Hill Drive

Applicant proposes to construct a new second story addition over existing structure. The premise is in a R7 zone. A variance is required per Section 345-40, Part II, Dimensional Regulations: Minimum 30'0" front yard setback required, 29'0" proposed.

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.

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.