

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS AGENDA  
AUGUST 20, 2009**

**Case No. 1469**

Raul Bello, AIA – Applicant  
36 New Street  
Rye, NY

John Aguilar – Owner  
46 Tower Hill Drive  
Port Chester, NY

**46 Tower Hill 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 front yard variance to construct a new second story addition over existing structure.

**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 7//16/09 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 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 7/16/09 hearing.

**Case No. 1467**

David Wallace, AIA – Applicant  
325 West 38<sup>th</sup> 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. This application was adjourned at the 7/16/09 hearing.

**Case No. 1470**

15 North Main Street, LLC  
c/o Gioffre & Gioffre  
2900 Westchester Avenue  
Purchase, NY

**15 North Main Street**

Applicant proposes to construct a new four story commercial building. The premise is in a C2 zone. Variances are required per Section 345-48, Part II, Dimensional Regulations: Minimum 20'0" rear yard setback required, applicant proposes 0'0" and minimum 10'0" required on both side yards, applicant proposes 1'2" on one side and 1'7" on the other side.

**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.**