

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
OCTOBER 15, 2009**

Case No. 1463

99 Hobart Avenue

Anthony Carbone, Esq. is requesting an extension on variances that were granted 7/16/09 as the approvals will expire before the Board of Trustees initial public hearing which is scheduled on 10/19/09 for the subdivision.

Case No. 1471

Robert Sachs
74 Munson Street
Port Chester, NY

74 Munson Street

Approval by the Board of the Findings of Fact as prepared by Anthony Cerreto, Village Attorney, and the decision regarding the request for a side yard variance to construct a second story addition over an existing first floor.

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

Deliberations and determination by the Board regarding the request for a use variance to convert a one family into a two family dwelling in a R5 zone and variances for parking, front yard setback and open space.

Case No. 1474

Wendy Krempa
13 Halstead Avenue
Port Chester, NY

13 Halstead Avenue

Applicant proposes to construct a detached two car garage. The premise is located in a R7 zone. A variance is required per Section 345-40, Part II, Dimensional Regulations: Minimum usable open space requires 3,500 square feet, applicant proposes 3,024 square feet.

Case No. 1252B

Andrew and Kathleen Zaccagnino
15 Quintard Drive
Port Chester, NY

15 Quintard Drive

Applicants propose to amend building permit #G10379 to widen driveway and provide parking in the front yard. The premise is located in an R7 zone. Variances are required per Section 345-6(I)(4), Driveways: Driveways through required front and side yards shall not exceed 10'0" in width, applicants propose 14.5' to 28.2' and Section 345-6(I)(3), Accessory Off-Street Parking: Off-street parking spaces shall not be located within a required front and/or side yards, applicants propose front yard parking.

Case No. 1472

Environmental Assessment Determination for increasing the size/volume of an existing nonconforming building.

Case No. 1472

The Salvation Army – Applicant
c/o Major Asit. A. George
440 West Nyack Road
Nyack, NY

JEP Realty Corporation – Owner
36 Bush Avenue
Port Chester, NY

36 Bush Avenue

Applicant proposes to convert existing warehouse industrial building into a Church facility including chapel, multi-purpose rooms, offices and storage. The premise is located in a M1 zone. Section 345-14(C)(2), Schedule of Off-Street Parking Regulations: Church requires one (1) per three (3) permanent seats. Applicant proposes 150 seats, 50 parking spaces required, 18 parking spaces proposed, variance required. Section 345-13(D)(1), Nonconforming Building or Structures: Applicant proposes to increase the size of the existing structures, variance required. Section 345-10(M), Yards and Courts: Transitional yards and screening required, applicant proposes parking, variance required

Case No. 1473

Gary Gianfrancesco, AIA – Applicant
545½ Westchester Avenue
Rye Brook, NY

Segunda Iglesia Pentecostal - Owner
54 Poningo Street
Port Chester, NY

54 Poningo Street

Applicant proposes to convert existing building for Church use. The premise is located in a RA3 zone. Variances are required per Section 345-14(C)(2), Schedule of Off-Street Parking Regulations: Church requires one (1) per three (3) permanent seats or one (1) per each 40 square feet of seating area where fixed seating is not provided. Applicant proposes 88 permanent seats, 30 parking spaces required, 15 parking spaces proposed; and Section 345-10(M), Yards and Courts: Transitional yards and screening required, applicant proposes parking

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.

Lead Agency

25 Midland Avenue

Letter dated 9/14/09 from Michael Antaki, Chairman of the Planning Commission, requesting consent of their intent to serve as Lead Agency for a proposed two-story addition to the existing structure at the above noted location.

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.