

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS AGENDA  
NOVEMBER 19, 2009**

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**Case No. 1474**

Wendy Krempa  
13 Halstead Avenue  
Port Chester, NY

**13 Halstead Avenue**

Approval by the Board of the Findings of Fact as prepared by Anthony Cerreto, Village Attorney, and the decision regarding the request of a variance for open space to construct a detached two car garage.

**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. This application was adjourned at the 10/15/09 hearing.

**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. This application was adjourned at the 10/15/09 hearing.

**Case No. 1472**

Environmental Assessment Determination for increasing the size/volume of an existing nonconforming building at 36 Bush Avenue.

**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. This application was adjourned at the 10/15/09 hearing.

**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. This application was adjourned at the 10/15/09 hearing.

**Case No. 1470A**

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

**15 North Main Street**

Applicant proposes to construct a new four story commercial/residential structure. The premise is located in a C2 zone. A variance is required per Section 345-61(Q)(1), Special Conditions for Special Exception Uses, Multi-family Dwellings: Minimum lot size requires 20,000 square feet, 2,151 square feet existing and proposed.

**Case No. 1475**

400 North Main Street, LLC  
c/o Gioffre & Gioffre, P.C.  
2900 Westchester Avenue  
Purchase, N

**400 North Main Street**

Applicant proposes to expand existing restaurant with a two story addition and front entrance and expand the parking lot. The premise is located in a C4 zone. A variance is required per Section 345-50, Part II, Dimensional Regulations: Minimum 10'0" front yard setback required, applicant proposes 1'9".

**Case No. 1476**

Lawrence Bennett – Applicant  
312 Ronbru Drive  
New Rochelle, NY

Elio Guaman and Rosa Ditren – Owners  
435 Elm Street  
Port Chester, NY

**435 Elm Street**

Applicant proposes to widen existing driveway. The premise is located in a R2F zone. Variances are required per Section 345-6(I)(4), Access Driveways: Driveway through required front yard shall not exceed 10'0" in width, applicant proposes 23'0" to 26.5' and Section 345-6(I)(3), Accessory Off-Street Parking: Off-street parking spaces shall not be located within front yard or side yard, applicant proposes front yard parking.

**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.**