

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS AGENDA  
February 20, 2014**

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**Findings of Fact**

**1. Case # 2013-0081**

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|---------------------|---------------------|
| SR Holdings I, LLC  | John B. Colangelo   |
| 200 Railroad Avenue | 211 S. Ridge Street |
| Greenwich, CT 06830 | Rye Brook, NY 10573 |

on the premises No. **135 South Main Street/4 Willow Street** in the Village of Port Chester, New York, situated on the **Southerly** side of **South Main Street** at the corner formed by the intersection of **Willow Street and South Main Street** being **Section 142.38, Block No 2, Lot No. 54** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: obtain a **Use variance** for residential 2 family in the C4 General Commercial District. Other variances needed. **Off Street Parking** – 17 off street parking spaces required; 3 are provided, therefore a variance for 14 spaces is requested. **Off Street Loading** – 1 off street loading space is required; proposed is 0, therefore a variance for 1 space is requested.

**2. Case No. 2013-0083**

Mount Zion Baptist Church  
Ms. Janice Davis, Secretary  
23 Slater Street  
Port Chester, New York 10573

on the premises No. **23 Slater Street** in the Village of Port Chester, New York, situated on the **North** side of **Slater Street** distant **265 feet** from the corner formed by the intersection of **Slater Street and Boston Post Road** being **Section 142.38, Block No 2, Lot No. 61** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: install a wall identification sign.

Property is located in the C4 General Commercial District where a professional office building, an apartment building of 50 or more dwelling units or a church or other place of worship may have one identification sign not over 12 sq. ft. in area; proposed is 18 sq. ft., therefore a variance of 6 sq. ft. is required.

**New Public Hearing**

**3. Case No. 2014-0084**

**NOTICE OF HEARING ON APPLICATION**

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

Bart Didden  
117 North Main Street Corp  
117 North Main Street  
Port Chester, NY 10573

Muhammed Nouman  
Papa Johns Restaurant  
117 North Main Street  
Port Chester, NY 10573

on the premises No. **117 North Main Street** in the Village of Port Chester, New York, situated on the **East** side of **North Main Street** distant **125 feet** from the corner formed by the intersection of **North Main Street and Willett Avenue** being **Section 142.23, Block No 2, Lot No. 41** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: obtain an area variance for Off Street Loading

Property is located in the C2 Main Street Business District. Per Section 345-14D Schedule of off street truck loading requirements 1 off street loading space for restaurant use is required, applicant proposes 0 therefore a variance for 1 off street loading space is required

and that a public hearing on said application will be held before said Board on the **20th** day of **February, 2014** at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

**Adjourn Meeting to March 20, 2014**

**THE ZONING BOARD OF APPEALS MEETING WILL BE HELD ON THE 3<sup>RD</sup> THURSDAY OF EVERY MONTH AT 7:00 O'CLOCK IN THE EVENING IN THE COURT ROOM, POLICE HEADQUARTERS BUILDING, AT 350 NORTH MAIN STREET, PORT CHESTER, NEW YORK 10573**