

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS AGENDA  
August 21, 2014**

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**Extension Request**

**1. Case # 2014-0090**

A letter dated July 21, 2014 was received from Gary Gianfrancesco, AICP of Arconics Architecture requesting an extension on a previously granted variance (May 15, 2014) for property located at 25 Willett Avenue. Applicant is requesting an extension for the maximum amount of time possible.

**Extension Request**

**2. Case # 2014-0089**

A letter dated July 17, 2014 was received from Gary Gianfrancesco AICP of Arconics Architecture requesting an extension on a previously granted variance (May 15, 2014) for property located at 242 King Street. Applicant is requesting an extension for the maximum amount of time possible.

**Continued Public Hearing**

**3. Case No. 2014-0093**

Capitol Theatre LLC  
Capitol Enterprises, Inc.  
Peter Shapiro, Owner  
145/149-151 Westchester Avenue  
Port Chester, NY 10573

Anthony Tirone, Esq.  
202 Mamaroneck Avenue  
White Plains, NY 10601

on the premises No. **149-151 Westchester Avenue** in the Village of Port Chester, New York, situated on the **North** side of **Westchester Avenue** distant approximately 100 feet from the corner formed by the intersection of **Westchester Avenue and Broad Street** being **Section 142.30 Block No. 2, Lot No. 19** 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 Off-Street Parking Space Variance

Property is located in the C5 Train Station Mixed Use Zoning District 345-14 Off Street parking, Truck Loading and Vehicular Access C. (2) For Non-Residential Non Uses, combined uses of a Cabaret, Catering Events, and Bar require a minimum of 412 Off-Street Parking Spaces. Proposed is 0, therefore a 412 Off-Street Parking Space variance is required

**Continued Public Hearing**

**4. Case No. 2014-0095**

Aline Polimeni  
220 Westchester Corp.  
220 Westchester Avenue  
Port Chester, New York 10573

Bernard A. Edelstein, Esq.  
315 Westchester Avenue  
Port Chester, NY 10573

on the premises No. **220 Westchester Avenue** in the Village of Port Chester, New York, situated on the **South** side of **Westchester Avenue** distant **110 feet** from the corner formed by the intersection of **Westchester Avenue & Grove Street** being **Section 142.22, Block No 1, Lot No. 6** 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: **Create medical and dental offices on 2<sup>nd</sup> floor of an existing mixed use building.**

Property is located in the C1 Neighborhood Retail District where a Use Variance is required for medical/dental office use with X-Ray per Village Code 345 Attachment #A Schedule of Regulations for Nonresidence Districts

**Continued Public Hearing**

**5. Case No. 2014-0096**

Joseph & Deryl DePauw  
12 Chestnut Street  
Port Chester, NY 10573

on the premises No. **12 Chestnut Street** in the Village of Port Chester, New York,

situated on the **NorthEast** side of **Chestnut Street** distant **125 feet** from the corner formed by the intersection of **Chestnut Street and Willett Avenue** being **Section 136.71, Block No 1, 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: Convert a single family home and rear barn into a two family dwelling by connecting two structures via a breezeway.

Property is located in the R2F Zoning District. Per Article IV Supplementary Regulation 345-6 Accessory Buildings and Uses (I) *In One and Two Family Residential Districts: (3) Accessory off-street parking spaces, other than those which might be incidentally available within an actual access driveway area shall not be located within a required front yard nor within a required side yard.* Proposed are 4 parking spaces, one space can be utilized and relocated by use of the proposed 1 car garage. Three spaces are located within the required side yard and one space is located within the required front yard; therefore a variance to allow 3 spaces to be located within the required side yard and one space to be located within the required front yard is requested

**New Public Hearing**

**6. Case # 2014-0097**

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

Wine Easy Corp  
449 Boston Post Road  
Port Chester, NY 10573

John Cotugno – Architect  
15 Claremont Road  
Scarsdale, NY 10583

on the premises No. **449 Boston Post Road** in the Village of Port Chester, New York, situated on the **East** side of **Boston Post Road** distant **600 feet** from the corner formed by the intersection of **Boston Post Road and High Street** being **Section 142.53, Block No 1, Lot No. 1** 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 2 additional wall identification sign

Property is located in the CD Design Shopping Center District. Per Zoning 345-15E Sign Regulations - Permitted Signs Identification, Identification Signs in Other Commercial and Industrial Districts: One wall sign on each public street or municipal off-street parking lot, and 1 detached or ground sign. Proposed are two additional Wall Identification Signs, therefore a variance for two additional Wall Identification Signs is requested.

**New Public Hearing**

**7. Case # 2014-0098**

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

Toni Ann Albanese	Michael Piccirillo Architecture
609 Wood Street	962 East Main Street
Mamaroneck, NY 10543	Shrub Oak, NY 10588

on the premises No. **47 Halstead Avenue** in the Village of Port Chester, New York, situated on the **East** side of **Renshaw Street** distant **30 feet** from the corner formed by the intersection of **Halstead Avenue and Renshaw Street** being **Section 136.47, Block No 2, Lot No. 24** 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: construct a second story addition and deck.

Property is located in the R7 One Family Zoning District. The Maximum Floor Area Ratio (FAR) is **0.50%**; proposed is **0.74%**, therefore a FAR variance pf **0.24%** is requested, and,

The Usable Open Space Lot for per dwelling unit is **3,500 sq. ft.** Home is a two family dwelling requiring **7,000 sq. ft.**; proposed is **2,982 sq. ft.** of usable open space, therefore a usable open space variance of **4,018 sq. ft.** is requested.

**New Public Hearing**

**8. Case No. 2014-0099**

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

BMW Automotive/Penske Automotive  
PAG Greenwich BI, LLC  
475 Commerce Drive  
Fairfield, CT 06825

on the premises No. **8 Slater Street** in the Village of Port Chester, New York, situated on the **West** side of **Slater Street** distant **600 feet** from the corner formed by the intersection of **Slater Street and Midland Avenue** being **Section 142.46, Block No. 1, Lot No. 6** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

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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: forego three off street truck loading spaces as required by Village Code

Property is located in the M2 General Industrial District District. Per Zoning 345-14(D) Schedule of off street truck loading requirements, three off street truck loading spaces are required; proposed are zero spaces, therefore a variance for three off street truck loading spaces is requested

**Adjourn Meeting to September 18, 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**