

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

Findings

1. **Case No. 2014-0102**

Aldo Genovese	John Colangelo, Esq.
40 Sylvan Road	211 South Ridge Street
Port Chester, NY 10573	Rye Brook, NY 10573

on the premises No. **40 Sylvan Road** in the Village of Port Chester, New York, situated on the **Westerly** side of **Sylvan Road** distant **616 feet** from the corner formed by the intersection of **Sylvan Road and Ridge Boulevard** being **Section 135.52, Block No 1, Lot No. 10** 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: **Legalize an existing non-conforming rear deck**

Findings

2. **Case No. 2014-0101**

Mark Goldberg, Esq.
Enoch Brady, Esq.
130 North Main Street
Port Chester, NY 10573

on the premises No. **130 North Main Street** in the Village of Port Chester, New York, situated on the **West** side of **North Main Street** distant **30 feet** from the corner formed by the intersection of **Willett Avenue and North Main Street** being **Section 142.23, Block No 1, Lot No. 34** 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 1 additional identification sign on the front of the building (facing North Main Street).**

Findings

3. **Case No. 2014-0103**

Frank Caputzal	Luigi Demasi, Architect
12 Rex Road	239 Lexington Avenue
Port Chester, NY 10573	Mt. Kisco, NY 10549

on the premises No. **12 Rex Road** in the Village of Port Chester, New York, situated on the **Southerly** side of **Rex Road** distant **100 feet** from the corner formed by the intersection of **Rex Road and King Street** being **Section 136.54, Block No 1, Lot No. 3** 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 wood deck (enlarge existing deck)**

Findings

4. **Case No. 2014-0104**

Jason & Deanne Ostrowski	Luigi Demasi, Architect
84 Breckenridge Avenue	239 Lexington Avenue
Port Chester, NY 10573	Mt. Kisco, NY 10549

on the premises No. **84 Breckenridge Avenue** in the Village of Port Chester, New York, situated on the **Left** side of **Breckenridge Avenue** distant **0 feet** from the corner formed by the intersection of **Westchester Avenue and Breckenridge Avenue** being **Section 135.76, Block No 3, Lot No. 36** 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 an addition on the North side of the property**

Request to Withdraw Application

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 **North East** 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.**

Request to Adjourn to next meeting

6. Case # 2014-0098

Toni Ann Albanese
609 Wood Street
Mamaroneck, NY 10543

Michael Piccirillo Architecture
962 East Main Street
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.**

Extension Requests

7. Case #2014-0089

A letter dated November 3, 2014 was received from Gary Gianfrancesco, AIA of Arconics Architecture requesting an extension of the zoning approvals previously granted on May15, 2014 for **242 King Street**, as construction may not take place until the Spring of 2015.

Continued Public Hearing

8. 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

New Public Hearing

9. Case No. 2014-0105

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.

Michael Maroff
PO Box 733
Tallman NY 10982

Raul Pimentel
16 Summer Street
Port Chester, NY 10573

on the premises No. **16 Summer Street** in the Village of Port Chester, New York, situated on the **South** side of **Summer Street** distant **153 feet** from the corner formed by the intersection of **Summer Street and King Street** being **Section 136.7, Block No 1 Lot No. 34** 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 new garage**

Property is located in the R5 One Family Residential District. Detached accessory buildings and structures may be located within a required rear yard, provided that they are at least five feet from any side or rear lot line and they shall not exceed one story of 15 feet in height. The proposed garage is located at the rear, south center of the home 3.10 feet from the rear lot line and therefore a 1.9 ft. rear yard variance is required,

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

New Public Hearing

10. Case No. 2014-0106

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.

Robert Lombardi
Strathmore Equities, Inc.
109 Willett Avenue
Port Chester, NY 10573

Michiel Boender
Edgewater Architect Group
163 North Main Street
Port Chester, NY 10573

on the premises No. **126 North Main Street** in the Village of Port Chester, New York, situated on the **West** side of **North Main Street** distant **0 feet** from the corner formed by the intersection of **North Main Street and Willett Avenue** being **Section 142.23, Block No 1, Lot No. 33** 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: **erect a third identification sign on the premises diagonally facing North Main Street and Willett Avenue**

Property is located in the C2 Zoning District where maximum permitted signage is one wall sign on each public street or municipal off-street parking lot. Proposed are three identification signs (1 facing North Main Street, 1 facing Willett Avenue and 1 sign facing both fronts); therefore a variance to add one additional identification sign is required,

and that a public hearing on said application will be held before said Board on the **20th** day of **November, 2014** at **7:00 o'clock** in the evening at the Court Room,

Police Headquarters Building, 350 North Main Street, Port Chester, New York.

New Public Hearing

11. **Case No. 2014-0107**

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.

The Shade Store LLC
Adam Gibbs
21 Abendroth Avenue
Port Chester, New York 10573

Anthony R. Tirone, Esq.
Law Office of Anthony Tirone
202 Mamaroneck Avenue
White Plains, NY 10601

on the premises No. **21 Abendroth Avenue** in the Village of Port Chester, New York, situated on the **Southeastern** side of **Abendroth Avenue** distant **75 feet** from the corner formed by the intersection of **Abendroth Avenue and Mill Street** being **Section 142.23, Block No 2, Lot No. 11** 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: permissive use of the joint use/shared use parking statute under Village of Port Chester Zoning Code § 345-14 B(7).

Property is located in the DW2 Downtown Design Waterfront District

and that a public hearing on said application will be held before said Board on the **20th** day of **November, 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 December 18, 2014

THE ZONING BOARD OF APPEALS MEETING WILL BE HELD ON THE 3RD 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