

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
December 18, 2014**

Findings

1. **Case No. 2014-0105**

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**

Findings

2. **Case No. 2014-0106**

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**

Findings

3. **Case No. 2014-0107**

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).**

Extension Requests

None

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 2nd 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 Non-residence Districts

Continued Public Hearing

5. 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.**

Continued Public Hearing

6. 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

7. Case No. 2014-0108

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.

Guiracocha's Group, LLC
Jorge Guiracocha, Owner
10 Bulkley Avenue
Port Chester, NY 10573

on the premises No. **10 Bulkley Avenue** in the Village of Port Chester, New York, situated on the **North** side of **Bulkley Avenue** distant **200 feet** from the corner formed by the intersection of **Bulkley Avenue and Poningo Street** being **Section 142.22, Block No. 1, Lot No. 49** 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: an opinion per Section 345-13C3 to change one non-conforming use (auto body repair shop) to another non-conforming use (wood working shop) provided the proposed use is more restrictive and less intense in nature. Property is located in the R2F District

Adjourn Meeting to January 15, 2015

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