

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
January 15, 2015**

Case Update

Case # 2012-0023 (Public Hearing for this matter is closed)

William & Drayton Gerety 2 Deerfield Lane Mamaroneck, New York 10543	Leslie Maron, Esq. 5 Westchester Avenue Pound Ridge, New York 10576
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on the premises No **28 ½ Pilgrim Drive** in the Village of Port Chester, New York, situated on the **Northwest** side of **Pilgrim Drive**, distant **670 ft.** of the corner formed by the intersection of **Pilgrim Drive and Quintard Drive.** being Section 136.39 Block No.1, Lot No. 43 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Applicant proposes to construct a single family dwelling. The property is located in R7 District- minimum lot size is 7,500 sq. ft. & minimum lot width is 70 ft. Proposed lot size is 5,864 sq. ft. & proposed width is 50 ft. therefore lot area variances are required

Findings

1. 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
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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,

Extension Requests

None

Continued Public Hearing

2. 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

3. Case # 2014-0108

Guiracocho's Group, LLC
Jorge Guiracocho, 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

New Public Hearing

4. Case # 2015-0111

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.

UCF Regent Park LLC@ 14 University Place
745 Boston Street, Suite 502
Boston, MA 02116

on the premises No. **14 University Place** in the Village of Port Chester, New York, situated on the **West** side of **University Place** distant **100 feet** from the corner formed by the intersection of **North Regent Street and University Place** being **Section 136.61, Block No 1, Lot No. 27** 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: **Reconcile cosmetic improvements made to the site.**

Property is located in the R5 One Family Residence District 5,000 sq. ft. min lot size. Per Village Code 345 Attachment 1B signs located at N. Regent Street & University Place require a side yard variance of 16'4" The sign located at N. Regent Street and Columbus Avenue require a front yard variance of 20'10"

Residence Districts allow for one identification sign, two identification signs are shown on property, and therefore a variance for one additional identification sign is required.

Both of the existing identification signs exceed 12 square feet in size requiring two variances. One sign is 10' x 4'6" requiring a variance of 33 sq. ft. The other sign is 7'6" x 4'6" requiring a variance of 21'9"

The gazebo installed near intersection of North Regent Street and Columbus Avenue requires a front yard setback variance of 4'8" and a side yard variance of 1 ft.

New Public Hearing

5. Case # 2015-0109

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.

Mark & Stephanie Basso
26 Quintard Drive
Port Chester, NY 10573

on the premises No. **26 Quintard Drive** in the Village of Port Chester, New York, situated on the **Right** side of **Quintard Drive** distant **400 feet** from the corner formed by the intersection of Renshaw Place and Austin Place being **Section 136.46, Block No 1, Lot No. 37** 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 to the rear of an existing home.**

The structure is located in the R7 One Family Residential District where the minimum required (one) side yard setback is 10 feet, proposed is 7.3 feet therefore, a 2.7 feet minimum (one) side yard setback variance is required

New Public Hearing

6. Case # 2015-0110

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.

Carlos Sosa
671 Gramatan Avenue
Mt. Vernon, NY 10552

Alfonso Paltin & Laura Pulla
129 Washington Street
Port Chester, NY 10573

on the premises No. **129 Washington Street** in the Village of Port Chester, New York, situated on the **South** side of **Washington Street** distant **257 feet** from the corner formed by the intersection of **Washington Street and Olivia Street** being **Section 142.37, Block No 1, Lot No. 29** 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 a previously constructed 1 story addition to an existing home.**

The home is a 2 family dimensionally non-conforming dwelling located in in the R2F Two Family District where the southeast addition would require a minimum (1) side yard setback of 8.0 feet and a minimum rear yard setback of 30.0 feet. Existing is 5.0 feet side yard setback and a 27.40 feet rear yard setback therefore, a side yard setback variance of 3.0 feet and a rear yard setback of 2.60 feet is required. The minimum usable open space for each dwelling unit (Square feet) is 800 square feet per unit. Existing is 1370 square feet per unit therefore, a 230 square feet usable open space variance is required

Zoning Board of Appeals

January 15, 2015

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Adjourn Meeting to February 19, 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