

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
February 19, 2015**

Findings

1. 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

Findings

2. Case # 2015-0109

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.**

Extension Requests

3. Case #2014-0089

A letter dated January 29, 2015 was received from Gary Gianfrancesco of Arconics Architecture on behalf of O'Connor Redd, LLP, 242 **King Street, Port Chester, NY**, requesting an extension of Zoning Approvals previously granted on May 15, 2014. Construction on this project will most likely not take place until Spring 2015.

Continued Public Hearing

4. 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

5. Case # 2015-0110

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.**

New Public Hearing

6. 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 installed pergola near the intersection of North Regent Street and University Place requires a front yard variance of 5ft. 7 in.

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

7. Case No. 2015-0112

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 & Coral Manire
16 Cornell Place
Rye, NY 10573

John G. Scarlato Jr. – Architect
33 Byram Hill Road
Armonk, NY 10504

on the premises No. **8 Rye Road** in the Village of Port Chester, New York, situated on the **North** side of **Rye Road** distant **0 feet** from the corner formed by the intersection of **Rye Road and Bay Drive** being **Section 142.70, Block No 1, Lot No. 7** 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 new front porch to an existing single family dwelling.**

Property is located in the R7 One family Residential District where the minimum front yard setback is 30.0 ft., proposed is 20.0 ft.; therefore a minimum front yard variance of 10.0 feet is required,

New Public Hearing

8. Case No. 2015-0113

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.

Mathew & Maria Misco
6 Harbor Drive
Port Chester, NY 10573

John G. Scarlato Jr. – Architect
33 Byram Hill Road
Armonk, NY 10504

On the premises No. **6 Harbor Drive** in the Village of Port Chester, New York, situated on the **North** side of Shore Drive distant **0 feet** from the corner formed by the intersection of **Harbor Drive and Shore Drive** being **Section 142.63, Block No 1, Lot No. 9**

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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 bedroom over a garage addition and new rear trellis to an existing single family dwelling**

Property is located in the R7 One family Residential District where the minimum rear yard setback is 30.0 ft., proposed is 7.6 ft.; therefore a minimum rear yard variance of 22.4 feet is required,

Adjourn Meeting to March 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